

Building Information Sheet - Demolition

What is demolition work?

Demolition work means the demolition, dismantling or removal of a building, part of a building or an incidental structure. It can also include the changing of ground levels to an extent that could adversely affect neighbouring landowners.

Do I need a Demolition Permit?

Yes, 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.

If you are removing a swimming pool, please see the 'Building Information Sheet - Decommissioning or Removing Swimming Pool or Spa' on the City's website <https://my.armadale.wa.gov.au/service/swimming-pools-spas-and-safety-barrier-fencing>.

You must obtain a demolition permit from the City of Armadale prior to commencing any work.

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. For further information on how to dispose of asbestos safely, please visit <https://my.armadale.wa.gov.au/service/asbestos-disposal>

All buildings scheduled for demolition are to be baited for rodents a minimum of seven days prior to demolition. The City'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. Septic tanks or other underground sewage treatment apparatus must be decommissioned and filled with clean sand or removed entirely.

Please note, planning approval may be required if the property is within a DevelopmentWA zone or is a heritage listed building. Contact the City's Planning Services on 9394 5000 or at info@armadale.wa.gov.au for further information.

For more detailed information on how to apply, please visit <https://my.armadale.wa.gov.au/service/apply-for-building-approval>.

Do I need to be a licenced demolition contractor?

No, a WorkSafe Demolition licence (licenced contractor) is not required for the removal of single storey dwellings. However, a WorkSafe Asbestos Removal licence is required when 10m² or more of asbestos containing material (asbestos cement sheeting) is removed.

The City of Armadale's Landfill and Recycling Facility will accept disposal of asbestos, refer to the Recycling and Waste section of the City's website for detailed instructions regarding asbestos removal <https://my.armadale.wa.gov.au/service/asbestos-disposal>

How do I apply for a demolition permit?

Review the minimum application requirements on the application checklist included in this information sheet. Upon completing the checklist requirements, submit your application via email to info@armadale.wa.gov.au.

A Building Services officer will contact you for credit card details via phone for fee payment. Please do not enclose credit card information with emailed applications for security reasons.

Alternatively, you can submit your application in person at the City's Administration office located at 7 Orchard Avenue Armadale or via Australia Post.

How long does it take to get a demolition permit?

The City has up to 10 business days to assess a demolition application, unless further information is required.

How long is my permit valid for?

A building permit issued by the City of Armadale is valid for two years from the date on which it was granted. If more time is required to complete the building works, you can make an application for an extension of time. To apply for an extension of time, please visit <https://my.armadale.wa.gov.au/service/apply-for-building-approval>.

What happens when I have completed my demolition works?

The nominated contractor on the demolition Permit must submit a Notice of Completion BA7 form to the City within seven days of completing the prescribed building works. To submit a Notice of Completion, please visit <https://my.armadale.wa.gov.au/service/apply-for-building-approval>.

Building Application Checklist - Demolition

A completed application form <ul style="list-style-type: none"> A 'BA5 - Application for Demolition Permit' form Application form to be completed in full and signed by all property owners, the nominated demolition contractor and applicant Application forms are available from the Department of Local Government, Industry Regulation and Safety's (LGIRS) website https://www.wa.gov.au/organisation/departments-of-local-government-industry-regulation-and-safety 	
Payment of fees <ul style="list-style-type: none"> Refer to the City's 'Building Services Information Sheet - Fees & Charges' on the City's website https://my.armadale.wa.gov.au/service/apply-for-building-approval. 	
Construction Training Fund (CTF) Levy receipt <ul style="list-style-type: none"> Required for building works with a value greater than \$20,000 If the CTF levy is applicable, please visit https://ctf.wa.gov.au/levy to make payment Please provide a copy of your CTF levy payment receipt with your building application submission 	
Site plan to scale (1:200) showing <ul style="list-style-type: none"> Location of the structure/s to be demolished Location of all structures to remain at the property (if partial demolition) Location of septic tanks and leach drains (if applicable) 	
Proof of disconnection of utilities (electricity, gas, water etc.)	
Proof of rodent baiting	
Completion of the Demolition Application Asbestos Declaration form <ul style="list-style-type: none"> Always required 	
Copy of WorkSafe Asbestos Removal license (if applicable)	
Approval from the City's Health Department (if applicable)	
Approval from the City's Planning Department (if applicable)	

This information sheet is intended as a guide only. The City disclaims any liability for any damages sustained by a person acting on the basis of this information.

For further information contact **Building Services** on **9394 5000**.