

Building Information Sheet - Demolition

What is demolition work?

Demolition work means the demolition, dismantling or removal of:

- A building
- Part of a building
- An incidental structure

It can also include the alteration of ground levels, where this may adversely affect neighbouring properties.

Do I need a Demolition Permit?

Yes. A **Demolition Permit** is required **before commencing any demolition work** (whole or partial building).

However, the following may be **exempt**:

- Freestanding **Class 10 buildings** (e.g. sheds, patios)
- Where the structure is **40m² or less**

Swimming Pools / Spas

If removing a swimming pool, refer to **Building Information Sheet - Decommissioning or Removing Swimming Pool or Spa** available on the City's website:

<https://my.armadale.wa.gov.au/service/swimming-pools-spas-and-safety-barrier-fencing>

Asbestos

- Buildings constructed **before 1990**, or located in older developed areas, may contain **asbestos**
- Asbestos removal must be carried out **safely by trained persons**
- Asbestos fibres present a **serious health risk**

The City of Armadale Landfill and Recycling Facility accepts asbestos waste.

For safe disposal requirements, visit: <https://my.armadale.wa.gov.au/service/asbestos-disposal>

Site Preparation Requirements

Before demolition commences:

- All buildings must be **baited for rodents** at least **7 days prior**
- The City's Health Services must be notified of any **sewage treatment systems**
- Septic tanks or similar systems must be **decommissioned and filled with clean sand**, or **completely removed**

Planning Approval

Planning approval may be required if:

- The property is within a **DevelopmentWA zone**, or
- The building is **heritage listed**

For enquiries, contact:

- **Planning Services:** 9394 5000
 - **Email:** info@armadale.wa.gov.au
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Do I need to be a licenced demolition contractor?

- A **WorkSafe demolition licence** is **not required** for removal of **single-storey dwellings**
 - A **WorkSafe asbestos removal licence** is required if removing **10m² or more of asbestos-containing material**
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How long does it take to get a demolition permit?

- Assessment time is up to **10 business days**
 - Longer processing may occur if **further information is required**
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How long is my permit valid for?

A Demolition Permit issued by the City of Armadale is valid for **two years from the date it is granted**.

If additional time is required to complete the building work, an application for an extension of time can be submitted.

To apply for an extension, visit: <https://my.armadale.wa.gov.au/service/apply-for-building-approval>

What happens when I have completed my demolition works?

The nominated contractor listed on the Demolition Permit must submit a **Notice of Completion (BA7 Form)** to the City within **seven days** of completing the prescribed building work.

To submit a Notice of Completion, visit:

<https://my.armadale.wa.gov.au/service/apply-for-building-approval>

Important Information

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

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

Building Application Checklist - Demolition

Application Form Requirements - A completed BA5 Demolition Permit form The application form must be: Completed in full, and Signed by both the nominated builder and the applicant Application forms are available from 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 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 - Required for building works with a value greater than \$100,000 - 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 - 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	
Demolition Application Asbestos Declaration form (mandatory requirement)	
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)	