

DEMOLITION LICENCE APPLICATIONS

When is a demolition permit required

A Demolition Licence must be obtained from the City where any person intends to demolish or remove any part of a building within the City of Mandurah.

What are the fees involved to obtain a permit

There is an application fee of **\$50.00** per storey **which is to be paid upon lodgement of the application.**

A Building Construction Industry Training Fund levy fee is also to be paid where the estimated cost of the work exceeds \$20,000. The fee to be paid is 0.2% of the contract value.

Asbestos removal

Please refer to an information sheet titled "Safe Removal and Disposal of Asbestos Cement Building Products" by the City of Mandurah's Environmental Health Services.

Who is eligible to undertake demolition work

An owner may obtain a licence from the City to carry out demolition works, however in certain circumstances may not undertake the demolition work as the nature of the demolition requires a licence contractor.

It is advised that you contact Work Safe Western Australia on 1300 307 877 to ensure the person undertaking to carry out the demolition work holds the necessary licence to undertake the work.

General conditions when carrying out demolition work

The following are standard conditions that are applicable when carrying out demolition work,

1. The person or contractor that is to undertake the work is to be a "licensed person" and hold the appropriate class of Demolition Licence issued by Worksafe Western Australia for this demolition. The person or contractor undertaking the work is to produce this licence on reasonable demand from a Council Officer at any time. For any queries as to what licence is required, please contact Worksafe WA on 1300 307 877.
2. Any person demolishing or removing any building or part of a building shall ensure that:
 - 2.1 Notification shall be given to:
 - (a) Telstra and arrangements made for disconnection of its services;
 - (b) Western Power, Alinta Gas or other supply authority and arrangements made for disconnection of energy services, except that where partial demolition is proposed the licence holder shall satisfy the supply authority that the portion of the building to be demolished has been isolated as required by Western Power; and

- 2.2 The premises has been adequately baited 7-10 days prior to demolition to ensure that it is not infested with rodents.
3. Where the building to be demolished comprises more than one storey, the demolition shall be effected by the complete removal of one storey after another, commencing with the uppermost storey and proceeding with the successive removal of the storeys in descending order, or other methods approved by the Council.
4. No part of an external wall abutting on the street or road shall be demolished, except during such hours as are permitted by the Building Surveyor.
5. Unless otherwise authorised by the Building Surveyor, any material removed or displaced from the building shall not be placed upon a floor of the building but shall be immediately lowered to the ground and thereafter removed from the site, but in no case shall loading be such as to cause a floor to collapse.
6. Materials removed or displaced from the building shall not be placed in any street, road or right-of-way and, before commencing work, as the case may require, shall be kept sprayed with water so as to prevent any nuisance from dust.
7. Materials removed or displaced from the building being demolished or materials left standing shall not be burned on the demolition site.
8. Septic tank(s) and drainage systems must be pumped out by a liquid waste contractor registered with the City of Mandurah. A copy of the receipt of the pump out is to be forwarded to Council's Environmental Health Services Section.

Council shall be notified of the existence of any septic tank(s) on the demolition site seven days prior to the emptying of the tank(s). The base of the septic tank(s) must be punctured and the tank(s) collapsed and backfilled with clean sand or alternatively the septic tank(s) must be removed entirely from the premises.

Soak wells, leach drains or similar apparatus must be removed entirely from the premises or alternatively filled with clean sand.

9. Removal of any material containing or suspected to contain asbestos fibres be compliant with the Health (Asbestos) Regulations 1992 and the National Occupational Health & Safety Commission's "Asbestos: Code of Practice" 1988, specifically:
 - use of water or other practical measures to keep airborne material containing asbestos to a minimum,
 - using tools that are non powered hand tools or portable power tools that incorporate dust suppression or dust extraction attachments designed to collect asbestos fibres,
 - use of vacuum cleaning equipment designed to collect asbestos fibres or the wetting of an area before sweeping up material containing asbestos,
 - use of manually controlled low pressure coarse spray hoses, not high pressure water jets or compressed air, ensuring asbestos fibres do not enter the atmosphere,
 - ensure that asbestos cement sheeting is not broken or abraded as far practicable,
 - ensure that waste material containing asbestos is disposed of in accordance with

these regulations as soon as practicable.

10. Where the building being demolished is more than one storey in height, a hoarding and an overhead gantry shall be provided to protect pedestrians.
11. Where required by the Council, a footpath deposit shall be lodged with the Council to cover the cost of any damage caused to footpaths during the demolition operation, against which the actual cost of repairing any damage will be charged and any unexpended balance refunded to the person taking out the licence. In the event of the cost of repairs being in excess of the deposit lodged, the person holding the licence shall, on demand, pay the amount of the excess to the Council.
12. Where necessary, the holder of licence shall construct a temporary crossing place over the footpath as specified by the Council.
13. The licence is void if the work covered by it is not substantially commenced within twelve months of the date of issue of this licence. The demolition shall be cleared, and left clean and tidy to the satisfaction of the Building Surveyor within 90 days of the date of commencement of the demolition or such other time as agreed by the Council.
14. All existing signage is to be taken down and removed from site to the satisfaction of the Building Surveyor.
15. The provisions of the Occupational Health, Safety and Welfare Regulations 1988 are complied with in relation to the demolition work.

For further information or assistance please ask to speak with a Building Surveyor or Environmental Health Officer from the City. For other information you may also wish to contact the Construction Safety Branch of the Department of Occupational Health, Safety and Welfare on (08) 9327 8777, or more detailed information can be found in the Worksafe Code of Practice and Guidance notes on asbestos.