



## DEMOLITION

### What is demolition?

Demolition is the demolishing, dismantling or removal of a building or structure and the changing of ground levels. Demolition works effect on ground levels can have an impact on neighbouring land owners and their properties.

### When is development approval not required for demolition?

The *Planning and Development (Local Planning Schemes) Regulations 2015* Deemed provisions specify in Clause 61(1)(d) the structures that do not require development approval for demolition. These include the demolition of a single house and other structures associated such as an ancillary dwelling, outbuilding, external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport or swimming pool.

### When do I need development approval for demolition?

Development approval for demolition is required for all:

- Grouped dwellings
- Multiple dwellings
- Commercial buildings
- Any property (including single houses and associated structures) listed on the City's Municipal Heritage Inventory and/or the Heritage Councils State Register of Heritage Places
- Any property located within a designated Heritage Area.

### Will the City support my application for demolition of a heritage listed property?

The City seeks to retain heritage and character properties within the City of Vincent and is generally not supportive of the demolition of these buildings and structures.

Should an application for the demolition of a heritage building be made, a Heritage Impact Statement must be submitted for the City's assessment.

### What do I need to submit with my development application?

Please refer to the Development Application Checklist.

### How long does development approval for demolition take?

The City has 60 days in which to determine the application or 90 days if the application requires community consultation. Clause 75(c) of the *Planning and Development (Local Planning Schemes) Regulation 2015* states that applications may take longer than 90 days where it is agreed to in writing between the local government and the applicant.

### How long does development approval for demolition last?

Development approvals are valid for two years. The development is to be substantially commenced within this time period. The City's Policy No. 4.5.4 states that substantial commencement of development' means work or development the subject of the planning approval has begun by the performance of some substantial part of that work or development, resulting in the planning approval being valid/activated.

### What other approval do I require for demolition?

Approval from the City's Building and Health departments is always required prior to the demolition of buildings.

It is the owner/applicants responsibility to confirm whether development approval is required prior to submitting an application for other approvals with the City.



## Building Permit

The following information is to be submitted as part of the building application:

- A complete BA5 demolition application form
- Payment of fees
- Building Construction Industry Training Fund (BCITF) levy payment form
- Site plan drawn to scale (1:200) showing:
  - Location of structure(s) to be demolished
  - Location of structures to remain on the property (if partial demolition)
  - Location of any septic tanks and leach drains (if applicable)
- Proof of disconnection of utilities (electricity, gas, water etc.)
- Proof of rodent baiting
- Copy of WorkSafe Asbestos Removal Licence (if applicable)
- Completed City of Vincent Removal of Asbestos Form
- Completed Demolition Management Plan (DMP)

The above information will be referred to the City's Health department for comment prior to the Demolition Permit being issued.

## Do you have more questions?

The City is unable to confirm if a proposal will be supported in the absence of a formal development applications. However, applicants can discuss planning proposals and preliminary plans with the City's Urban Planners. Urban Planners can provide general advice to applicants on a proposed development or land use and the information required to lodge a complete application.

A Duty Planner is available to talk to at the City's Administration Office Monday to Friday, 8.30am to 5.00pm, in person or on the phone.

**Phone:** 9273 6000

**Email:** [mail@vincent.wa.gov.au](mailto:mail@vincent.wa.gov.au)

**Address:** Main Administration Building, 244 Vincent Street, Leederville 6007, WA

**Disclaimer:** *This information is produced by the City of Vincent in good faith and the City accepts no responsibility for any ramifications or repercussions for providing this information. Verification with the original planning schemes, relevant development approvals and other relevant documents is recommended for detailed references.*