



DEMOLITION – PLANNING REQUIRMENTS

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?

Under the *Planning and Development (Local Planning Schemes) Regulations 2015* the demolition of the following structures do not require development (planning) approval:

- a single house;
- an ancillary dwelling;
- an outbuilding;
- an external fixture;
- a boundary wall or fence;
- a patio;
- a pergola;
- a verandah;
- a deck;
- a garage;
- a carport;
- a swimming pool;
- shade sails

Unless the structure is located in a heritage-protected place.

Development approval is also not required for any building (including commercial) that is not a single house, ancillary dwelling, multiple dwelling or grouped dwelling, provided that:

- The building does not share a common wall with another building.
- The works are not located in a heritage-protected place.

When do I need development approval for demolition?

Development approval is always required for the demolition of the following:

- Grouped dwellings
- Multiple dwellings
- Any structure (including single houses and associated structures) in a heritage-protected area. This includes properties listed on the City's Municipal Heritage Inventory and/or the Heritage Council's 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.

What other approvals do I require for demolition?

A Demolition Permit is required prior to commencing demolition of part or all of a building. The demolition of a freestanding Class 10 building (sheds, patios) with a floor area of 40m² or less may be exempt from requiring a Demolition Permit. The demolition of portions, which are attached to the dwelling require a Demolition Permit.

Buildings 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. A WorkSafe Asbestos Removal Licence is required when 10m² or more of asbestos containing material (asbestos cement sheeting) is removed.

More information on the other requirements for demolition are available [on our website](#).

If you are unsure whether you require a demolition permit, please contact Building Services on 9273 6000 or email mail@vincent.wa.gov.au

Do you have more questions?

The City is unable to confirm if a proposed demolition will be supported in the absence of a development application. 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 development 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

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.*