

Demolition/ Development Information — Adjoining Property Owners

If demolition works have been approved and are occurring near your property then this brochure may assist you with any questions you may have.



When is a Demolition Permit Required?

Any person demolishing a building must ensure they obtain a Demolition Permit prior to commencing any demolition works.

If the proposed demolition works are likely to adversely affect adjoining land or buildings beyond the boundaries of the demolition site, then a completed BA20 form 'Notice and Request for Consent to Encroach or Adversely Affect' must be submitted with the demolition application. If the affected adjoining land owner refuses their consent then the person responsible for the demolition works must obtain a Court Order to carry out the works.

Dividing Fences

Damage and/or removal of dividing fences is a civil matter and will need to be resolved

between the property owners and the demolition contractor.

Further information is available at:

www.buildingcommission.wa.gov.au/consumers/dividing-fences



Asbestos Fencing

An in-situ asbestos cement corrugated fence is inert and not considered dangerous unless it has been severely damaged or interfered with. It is not mandatory to remove the fence during demolition, but the fence cannot be dug out and reused.

If the fence is being removed, removal works are required to be carried out in accordance with Worksafe practices, *Health (Asbestos) Regulations 1992* (and the) *Dividing Fences Act 1961*.

Asbestos must be disposed of at an approved facility.

Asbestos Removal

Any person may remove up to 10sqm of roofing, asbestos, cladding or fencing, however the asbestos must be disposed of at an approved facility according to Worksafe practices.

A licenced contractor is required to remove amounts of asbestos greater than 10sqm and must make an application to the Town prior to removal.

The removal must be in accordance with the *Occupational Safety and Health Act 1984*, the *Occupational Safety and Health Regulations 1996*, the *Health (Asbestos) Regulations 1992*, (and the) Code of Practice for the Safe Removal of Asbestos 2nd Edition.

Damage to Property

An adjoining owner may choose to undertake a dilapidation survey of their property prior to the commencement of demolition works on the adjoining site. A dilapidation survey will ensure the current condition of the property is recorded in the event it suffers any damage subsequent to nearby work.

If a property owner does not feel confident undertaking the survey themselves, the Town recommends they engage the services of a suitably qualified professional.

There is no mandatory requirement for a demolition contractor to undertake a dilapidation survey of adjoining properties prior to starting works.

Noise and Dust

In accordance with the *Environmental Protection (Noise) Regulations 1997* all works must be carried out between the hours of 7am—7pm Monday to Saturday only (excluding public holidays) unless otherwise approved by the Town.

If a demolition contractor is causing excessive nuisance with dust or noise or working outside these hours, please contact the Town's Compliance and Regulatory Services.

Security Fencing

Worksafe legislation ensures a demolition contractor must provide security fencing to the construction site.

Please contact Worksafe direct on 1300 307 877 should adequate fencing not be installed during a demolition.

Rodents

Prior to the issue of a Demolition Permit, the contractor is required to bait the property.

Damage to Road Reserves / Street Trees

If the road reserve, road, kerb, crossover, footpath, verge furniture or street trees are damaged during demolition works, the contractor is responsible for the reinstatement of the damaged infrastructure.

Materials on Verge

A person must obtain approval from the Town to place/ store any materials on council verge.

Building materials should not be placed on the verge until approval has been granted and a permit issued.

Work Zone Permits

A person must obtain approval from the Town to obstruct any footpath, laneway, right of way or road.

Useful Links

Worksafe

www.commerce.wa.gov.au/worksafe

Building Commission

www.commerce.wa.gov.au/building-commission

Department of Water and Environmental
Regulation

www.der.wa.gov.au/your-environment/noise

**For further information or enquiries, please contact
the Town's Compliance and Regulatory Services on
9285 5000.**