

Clare & Gilbert Valleys Council

DEMOLITION - FAQ'S



SUMMARY:

The partial or total demolition of a building or associated structures requires a Development Application to be submitted to Council. This means that all existing buildings and structures that required an approval to be built in the first place require an approval to be removed from the property. In many cases, a demolition application will require a Building Consent only, which considers safety during demolition, protection of existing services within the building and underground, the structural adequacy of other structures in the immediate area, as well as the **demolition procedure**.

What is demolition?

Demolition includes the complete or partial removal of a building or structure that required approval to be built in the first place. This includes dwellings, verandahs, carports, sheds, garages, retaining walls, swimming pools and more.

Do I need to lodge a Development Application before undertaking demolition?

Yes, a Development Application must be lodged and Development Approval granted before any demolition work can be undertaken.

Please contact the Council and, if necessary, an arborist to help identify significant and regulated tree species.

Other authorities to consider

An applicant may need to contact or seek approval from other statutory authorities that provide services to the allotments, such as water, electricity, gas and telecommunications, or the state department administering industrial affairs.

Information/documentation required:

The following must be provided to Council when applying for demolition approval:

- A completed and signed Development Application Form
- Application fees paid
- Copy of the Certificate of Title
- Builder's Indemnity Insurance for development costing more than \$12,000
- Proof that the Construction Industry Training Board (CITB) Levy has been paid for development costing more than \$40,000
- Clear description of what is to be removed from site (floor area to be demolished shown in square metres)
- Demolition methodology or procedure clearly describing all safety precautions to be taken on site, services to be disconnected and methods of disposal
- Where demolition is being undertaken near to adjacent structures or where partial demolition is proposed, considerations from an engineer may be necessary.
- A site plan, drawn to a scale of 1:200, showing all buildings on the land and clearly showing which structures are to be demolished as well as the location of any regulated or significant trees
 - The approximate north-point
 - Front, rear and side setbacks
 - Adjoining properties and the location of any buildings located on the boundary