

DEMOLITION

Application Requirements

FACT
SHEET

About Demolition

If it is your intent to demolish a structure, you are required to obtain Development Consent from Council, prior to the commencement of demolition. If you are intending to develop the site, it is advisable, but not compulsory, to apply for the application to demolish, at the same time as you apply to develop the land. This way the applications can be assessed simultaneously

What information should be contained within the Development Application for demolition?

1. TWO COPIES OF A WORKING PLAN

The plan containing the following details:

- elevations indicating the height of the structure above ground level and the distance from the structure to the boundary or alternatively a series of photographs indicating this information
- a description of the type of the building i.e. house, shops
- for multi-storey development, a cross section of the building, showing its structural support system and the principal materials of its construction
- a description of the methods of demolition proposed to be used and the number and types of major items of equipment to be used in demolition
- a description of the methods proposed for handling and disposing of demolished materials and any hazardous materials
- a description of the proposed sequence of carrying out the demolition works and an estimate of the time, in days, that it is likely to take to complete all or each of the stages of the work
- details of the proposed hoardings, fencing, overhead protection and scaffolding. Details can be included in this application or alternatively, a separate application shall be made.

2. WRITTEN STATEMENT

The written statement containing the following information:

- elevations indicating the height of the structure above ground level and the distance from the structure to the boundary or alternatively a series of photographs indicating this information
- a description of the type of the building i.e. house, shops

What matters will Council take into consideration when considering the application?

In addition to the requirements of AS2601-2001, Council will consider matters such as;

- will the adjoining properties be adversely affected i.e. dust, noise, traffic, falling objects, underpinning, street closure required?
- will egress from any part of the existing building or an adjoining building be affected during demolition? Are additional fire safety measures required during demolition?
- is the property Heritage listed? Is an archaeological study required?
- is a site contamination report required?

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What are the requirements that the application may be subject to?

- all demolition work is to be carried out in accordance with the requirements of Australian Standard 2601-2001
- all utility services must be disconnected prior to demolition work commencing
- dangerous or hazardous material must be removed and disposed of by qualified persons e.g. asbestos
- an hoarding may be required to be installed in accordance with the requirements of the Work Cover Authority
- a Work Cover licence may be required
- a site remediation and validation report may be required
- the foot area is to be kept free of all building debris. "Containers" for building debris are to be stored within the confines of the site
- any damage to the kerb, gutter or foot paving shall be restored to Council's satisfaction at the demolisher's expense
- lifting or craning materials over a public footway or roadway is not permitted unless a "B" class construction hoarding (as required by the Work Cover Authority) has been installed
- the site is to be watered down in order to minimise the effects of the windblown dust from the demolition works
- materials must not be burnt or buried on the site
- all truck transporting debris from the site must be covered
- sedimentation and erosion controls must be installed on site
- temporary site amenities shall be installed on site ie builder's toilet
- the noise generated during construction shall not exceed 5db(A) above the background level

What is the Application Fee?

The application fee to demolish a structure is based on the cost of demolition, for all structures except dwelling and outbuildings. When a Class 1a or 10a is combined with a proposed development – the \$100 will be charged for these structures, plus any other applicable fees i.e. archiving, kerb and gutter deposits and inspection fees. By contacting Council's Customer Service Centre you will be provided with the total costs of your application.

Liverpool City Council encourages the recycling of building materials. If you would like to ensure the materials from your site are disposed of in an environmentally friendly manner, please contact Council's Environment Department for more details.