

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 ie 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** containing the following information:
  - a statement from a person qualified to carry out the work, stating the proposal in the work plan and complies with the safety requirements of AS2601-2001
  - the demolisher's name, address and phone number to be submitted to Council prior to demolition work commencing and notice to commence at least two working days before demolition
  - the proposed date/s and hours of demolition works
  - a statement outlining whether all utility services have been disconnected (eg gas, water electricity)

**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 ie 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?

**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 eg 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

*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*

*The application fee to demolish a structure is based on the cost of demolition, for all structures except dwelling and outbuildings. Fee for permits shall apply as listed in Council's Revenue Pricing Fees and Charges.*