

Demolition Checklist

Requirements and Procedures

Roach Demolition recommends allowing sufficient time to plan for your demolition works, there are many steps involved before a demolition work can proceed. Below you will find information about the requirements for the demolition of any building or your home.

Demolition Permit

A demolition permit and a building permit must be obtained prior to any demolition works taking place. Roach Demolition will arrange this as part of the demolition process.

Please Note: Obtaining a Permit for your demolition will take a minimum of 20 working days (in our current climate we advise to allow 4-6 weeks), once all the required documentation has been submitted.

Council required documents

Below are the standard council documents required for obtaining a demolition and building permit. The first point to highlight is that not all properties or councils are the same.

The following three forms are mandatory irrespective of the council or property:

- ✓ A copy of the title for the property
- ✓ Plan of subdivision also known as the title plan
- ✓ The site plan of the existing building and property showing the measurements to the property boundary.

In some instances the following may be required:

- A planning permit, if it is within a special overlay such as heritage overlay or significant landscape overlay;
- When demolition works are close to the street frontage a report and consent will be required from council for protection of the public
- When the building or part of the building or "outhouses" are on the property boundary, protection works notices will need to be served to the adjoining property owner. The notices inform your neighbor that works will be undertaken at the adjacent property and provide an outline of said works.

Abolishment of services to the property

Prior to the demolition, as the owner, you are required to arrange the abolishment of services to your property. When applying for the abolishment of services, the applicant is requesting the complete removal of the service distribution, companies metering and servicing assets associated with the property.

Electricity

Request through your electricity provider the abolishment of the electricity meter at the property

Gas

Request through your gas provider the abolishment of the gas meter at the property

Please Note: It is important that the service is abolished, not just disconnected. Demolition works cannot commence until both services have been abolished.

Tree Removal Permits

These permits may need to be obtained from local Council, depending on the size and type of the tree and if it is located in a significant landscape overlay.

Asset Protection Permit

An Asset Protection Permit will be required prior to any demolition works to protect your crossover and footpath. The process of applying for the building permit for the demolition will trigger the council to contact the owner directly to apply for an asset protection permit. Knox Council will not allow asset protection permits to be applied for prior to said trigger, most other councils will permit application by the owner of the property at any time. Please note that the permit pertains to the demolition and building works taking place at your property.

Temporary Fencing

To comply with council requirements, as well as the safety and protection of your property - it is the owner of the property's responsibility to ensure that temporary fencing is up before any demolition can proceed.

Asbestos Removal

Asbestos found around the home may be found in the following materials;

- ❖ Exterior fibre cement cladding and weatherboards
- ❖ Roof tiles
- ❖ Artificial brick cladding
- ❖ Flexible building boards – eave linings, bathroom linings, cement tile underlay.
- ❖ Corrugated cement roofing
- ❖ Flue pipes
- ❖ Architectural cement pipe columns
- ❖ Texture paint
- ❖ Vinyl floor tiles or coverings
- ❖ Asbestos cement water pipes
- ❖ Mill board linings of switchboards
- ❖ Sprayed Insulation - acoustic walls, beams and ceilings.

If your demolition requires asbestos removal, we will arrange for the removal and include it in the quotation provided. Please note that asbestos removal requires a notification be made to WorkSafe before it can be removed.

Dial Before You Dig

The service will provide information about the underground services that are in and around your property for us to check in relation to the demolition of any building thereon. The asset owners respond by providing advice as to the location of any underground services, along with information on how to work safely and carefully whilst excavating in the vicinity of underground plant.