

Demolition Checklist

Requirements and Procedures

Roach Demolition recommends allowing adequate time to plan for your demolition works given there are many steps involved to prepare your site before demolition work. Below you will find information about the requirements for the demolition of any building or home.

Demolition Permit

A Building Permit to Demolish must be obtained prior to any demolition works taking place. Roach Demolition will arrange this on your behalf as part of the demolition process.

Council Required Documents

Below are the standard council documents required to obtain a Building Permit to Demolish. 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 each property boundary.

In some instances the following may be required:

- A planning permit may be triggered if the property 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 neighbour that works will be undertaken at the adjacent property and provides an outline of the works.

Abolishment of Services to the Property

Prior to 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

Your property may require a planning permit for the removal of the trees. You will need to discuss this with your local Council as they may advise that you are to retain certain trees on your property because of their size, the type of the tree (which may be a protected and/or a native species) and if there is a significant landscape overlay on your block.

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 to Demolish will trigger the council to contact the property owner directly to apply for the asset protection permit. Knox Council will not allow asset protection permits to be applied for prior to this trigger, however most other councils will permit application by the property owner 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, temporary fencing must be up before any demolition can proceed. Roach Demolition can arrange this on your behalf at your request.

Asbestos Removal

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

- Exterior fiber 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 on your behalf and include this in the quotation provided. Please note that asbestos removal requires notification to WorkSafe before it can be removed.

Dial Before You Dig

Roach Demolition obtains information, from the asset providers, about the underground services, that are in and around your property. The asset providers 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 an underground plant.