

APPLICATION FOR DEMOLITION PERMIT

TO Relevant Building Surveyor

FROM Owner Agent of Owner

Owner*/Agent of Owner* _____

**Delete if inapplicable*

Postal address _____

_____ Postcode _____

Address for serving or giving of documents _____

_____ Postcode _____

Indicate if the applicant is a lessee or licensee of Crown land to which this application applies [] *tick if applicable*

Contact person _____ Phone _____

Email _____

OWNERSHIP DETAILS (only if Agent of Owner listed above)

Owner _____

Postal address _____

_____ Postcode _____

Contact person _____ Phone _____

PROPERTY DETAILS

Number	Street/Road			City/Suburb/Town			Postcode
Lot/s		LP/PS		Volume		Folio	
Crown allotment		Section		Parish		County	
Municipality	Mitchell Shire Council			Allotment area (for new dwellings only)			m ²
Property No:							

Land owned by the Crown or a public authority [] † *tick if applicable*

BUILDER DETAILS (if applicable)

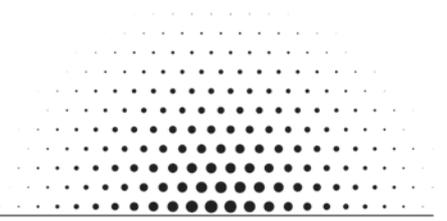
Company Name _____

Contact person _____ Phone _____

Email _____

Postal address _____

_____ Postcode _____



OWNERS/AGENT ACKNOWLEDGEMENT OF TERMS AND CONDITIONS

- a) We, the owners/agent of owners acknowledge that the building application fees paid forming part of this building permit application Form 1 is non-refundable once processed (only inspection fees may be refundable). We have disclosed to Mitchell Shire Council's Building Department and to the Relevant Building Surveyor that the information provided is true and correct in relation to the application form. I/We have not appointed any other Building Surveyor for the nominated building works and that all the building plans & documentation, and of any known site problems, defects, amendments including any future site/allotment changes that will or may occur to the development/building works related to this building application/permit has been disclosed. We will at all times endeavour to notify the Relevant Building Surveyor in writing of all/any variations/changes that will or may occur during the building works related to this building permit.
- b) We, the owners/agent of owners have read and fully acknowledge the conditions of this building application form in relation to our building permit, and hereby discharge Mitchell Shire Council's Building Department and its employees/officers from any and all loss, damages, expenses, claims, demands, actions and causes whatsoever which might be made or instituted or suffered or incurred or sustained by any person or body for injury, loss damage or financial loss **arising from any variations/amendments, changes to the design and documentation relating to this building permit, and any unforeseen, invisible or unknown matters, and actions caused by the owners and agent of owners, body or persons related to the development/building works in relation to this building permit application, during and after completion of works without the authorisation of the Relevant Building Surveyor.**

SIGNATURE

Signature of owner or agent _____ Date _____

Note 1: Building practitioner means—

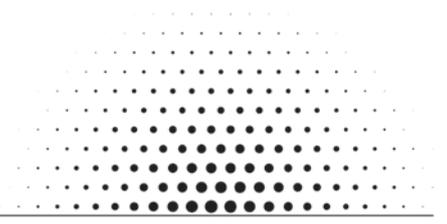
- (a) a building surveyor; or
- (b) a building inspector; or
- (c) a quantity surveyor; or
- (d) an engineer engaged in the building industry; or
- (e) a draftsman who carries on a business of preparing plans for building work or preparing documentation relating to permits and permit applications; or
- (f) a builder including a domestic builder; or
- (g) a person who erects or supervises the erection of prescribed temporary structures; or
- (h) a person responsible for a building project or any stage of a building project and who belongs to a class of people prescribed to be building practitioners.
but does not include—
- (i) an architect; or
- (j) a person (other than a domestic builder) who does not carry on the business of building.

Note 2: Include building practitioners with continuing involvement in the building work.

Note 3: Include only building practitioners with no further involvement in the building work.

Note 4: If an owner-builder there are restrictions on the sale of the building under section 137B of the **Building Act 1993**. Section 137B prohibits an owner-builder from selling a building on which domestic building work has been carried out within 6½ years from the completion of the relevant building work unless they have satisfied certain requirements including obtaining compulsory insurance. The Building Commission maintains a current list of domestic insurance providers.

Note 5: Form A & B (Section 29A of the Building Act 1993) needs to be completed and submitted prior to building application being lodged



The following documents are required for this application to be assessed:

- > An outline and a description of the building or part of the building to be demolished or removed;
- > An allotment plan showing the location of:
 - The building setbacks in relation to the boundaries of the allotment and adjoining buildings;
 - Other buildings on the allotment if any;
 - Streets, footpaths or crossings adjoining the allotment; and
- > If part only of the building is to be demolished or removed, computations or other information to show that the remainder of the building will comply with the Act and these Regulations either as it remains after the proposed demolition or removal takes place or after other works are undertaken;
- > Information showing the position and description of hoarding, allotment boundaries, barricades, temporary crossings, protective awnings and outriggers;
- > A fully written description of the demolition or removal procedure;
- > Evidence that the demolisher has the necessary knowledge, experience, equipment and storage facilities to properly conduct the demolition operations; and
- > A copy of public liability insurance of minimum \$5 million.

Note: Failure to supply any items listed above may result in delay/refusal of approval.

Excerpt from Building Act 1993 Section 29A

29A. Application for building permit for demolition

- (1) If an application is made to the relevant building surveyor under this Act for a building permit for the demolition of a building on land and—
 - (a) the demolition and all other demolitions completed or permitted in respect of the building within the period of 3 years immediately preceding the date of the application would together amount to the demolition of more than one half of the volume of the building as it existed at the date of the first building permit to be issued within that period for the demolition of any part of the building; or
 - (b) the demolition is of any part of the facade of a building— then the report and consent of the responsible authority under the **Planning and Environment Act 1987** for the planning scheme relating to that land must be obtained to that application.
- (2) The responsible authority as reporting authority must refuse its consent to an application to which subsection (1) applies if a planning permit is required for the demolition and has not been obtained but must not otherwise refuse its consent to the application.
- (3) In this section—

“facade” means—

 - (a) an external wall, including any verandah, balcony or balustrade or architectural feature attached to or forming part of an external wall; or
 - (b) a part of a roof; or
 - (c) a chimney— that faces a street and at least part of which is visible from the street it faces;

“street” includes road, highway, carriageway, square and court.

Privacy Statement

The collection and handling of personal information is conducted in accordance with Council's Privacy Policy which is displayed on Council's website and available for inspection at, or collection from, Council's customer service centre/s. Please refer to the Privacy Policy for further information about your rights and Council's obligations.