

## Sheet 21: Requirements for Demolition / Removal from Site / Rebuild

### Purpose of This Information Sheet

To provide information on requirements for lodging a building application for either the:

- a) demolition of part or whole of a building, or
- b) removal of a building from a site

### Websites:

Workplace Health & Safety: <https://www.worksafe.qld.gov.au>  
Asbestos Issues: <http://www.qld.gov.au/asbestos>

### Other Applications Required

#### Planning Approval:

Refer to the [Planning Scheme](#) that has jurisdiction over your property. If the proposed demolition is proposed over protected buildings and structures or is in a zone that requires planning approval, then those requirements will need to be addressed and may restrict any planned demolition. Contact the [Duty Planner](#) for advice in this regard.

#### Plumbing Approval:

The disconnection of the drainage and disconnection may require approval – refer to the Council's website under plumbing/drainage.

#### Removal of Water Meter / Sewer Service to the Site:

Contact the relevant section of Council (not applicable if the site is to be redeveloped).

### Important to Note

- 1 Where the service of a private building certifier has been obtained to assess the application**, the building application is submitted to the private building certifier.
- 2 The person demolishing the building** is to be a registered demolisher or the owner of the property is to be on site at all times during the demolition work. Note the requirements for removing more than 10sq.m. of asbestos must be done by an appropriately qualified person.
- 3 Where asbestos exists in the building**, appropriate precautions are to be adhered to. Refer to the website detailed above.
- 4 Demolition works required to be completed within one year of the decision**  
In accordance with s71 of the *Building Act 1975*, demolition / removal and 'rebuild' works must be completed within one year of the date of the decision of the permit.
- 5 Council Waste Management / Landfill**  
The Council's Waste Management Unit is to be contacted with regard to the receiving of building waste. Sufficient prior advice must be provided where dumping of asbestos is proposed.

### Where to Lodge the Building Application

The application may be lodged at the Yeppoon Town Hall, located at 25 Normanby Street, Yeppoon.

## Documentation Required to Lodge a Building Application

<p><b>General</b></p> <p>1.1 Application DA Form 2</p> <p><b>Site Plans (min scale 1:100 – 3 sets)</b></p> <p>2.1 Full outline of property</p> <p>2.2 Location of ALL existing buildings and <b>clearly identify</b> the building, or part of the part, to be demolished</p> <p>2.3 North point</p> <p>2.4 Road frontages to be identified</p> <p>2.5 Distance of all buildings from the boundaries</p> <p>2.6 Location of sewer / method of roof stormwater discharge on the site.</p>	<p><b>Demolition Projects Only:</b></p> <p>4.1 <b>Site Plan Showing Building to Be Demolished:</b></p> <p>Provide drawing plans and engineer certification for the remaining portion of the building to confirm how it will comply with the Building Act 1975, either as it remains after the proposed demolition or removal takes place, or after other stated work is carried out.</p> <p>4.2 <b>Waste Management Plan:</b></p> <p>Due care must be given to the correct disposal of the building material (including asbestos material). A waste management plan is to be provided indicating:</p> <ul style="list-style-type: none"><li>• The type of waste material</li><li>• Where the material is proposed to be disposed (must be a lawful disposal site)</li></ul>
---	---

## Application Fees

Application fees are detailed in Council's Schedule of Fees.

*This document is produced as a guide only. Whilst every effort has been made to ensure the information contained in this document is true and correct at the time of printing, changes may have occurred to legislation in the interim. No responsibility or liability is accepted by Council or any of its representatives for any errors or omissions. It is recommended confirmation should be sought from the nominated certifier to confirm the information provided in this document.*