

Demolitions and Removal

INFORMATION SHEET



A building approval is required for the removal or demolition of a building. The building approval is only current for 12 months therefore the demolition is to be completed within the approval period.

Plumbing and drainage requirements

Disconnection of water supply and sanitary drainage in a sewered area can be made under the notifiable work scheme if not connected to a combined sanitary drain. A Form 4 must be lodged with the Queensland Building and Construction Commission by the licenced plumber after works is completed.

Disconnection of sanitary drainage in a non-sewered area or were connected to a combined sanitary drain, will require a plumbing application to Council before works commences. It is recommended that you discuss this with your nominated plumber.

Please note that if a dwelling is removed without the required permits, there will be no changes to the properties rating category. It is upon an official written notification from Councils Building and Plumbing section to Rates that any applicable changes will take effect.

When is a development application required?

Check the Planning Scheme Overlays applicable to your property to confirm if this work triggers the requirement for planning approval. If you are unsure please discuss with Councils Duty Planner.

Who can demolish a building?

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. Where asbestos exists in the building, appropriate precautions are to be adhered to. For information on [Asbestos Safety and Removal](#) please refer to the Queensland Government website

Application to remove dwelling from one property to another in the Shire

Yes – a building approval is required to remove a dwelling from a property.

An approval to relocate the dwelling to another property is required. This is treated as a new dwelling.

If the dwelling is to be relocated to a property in another Local Government area, contact them to discuss other requirements that may need to be complied with including triggers under their planning scheme.

Demolishing part of a building

Yes – A building approval is required for a part demolition.

Removing a swimming pool or spa

A building approval is required when removing or decommissioning any type of swimming pool or spa. Council will require an inspection to be completed upon the removal of the pool or spa in accordance with the approval.

An inground swimming pool must no longer able to withhold water and the site is to be restored to the existing ground level. The fill must be compacted and any piping or similar must be removed prior to adding fill. Any questions regarding the decommissioning of an inground swimming pool should be directed to a Building Certifier.

Upon the completion of a final inspection, the pool or spa will be removed from Councils records and the Pool Safety register for the property. Please refer to the [Queensland Building and](#)



Building Inspections

Building inspections are a mandatory process and must be conducted in accordance with the conditions of approval. All inspections should be arranged by the owner and/or builder when the stages of work are ready for an inspection

Lodging a Building Application

Council will require a completed [DA Form 2](#), plans and payment of the applicable fees in accordance with [Councils current fees and charges](#).

All building applications should be submitted using Councils [online services](#).

Please refer to Councils *Submitting a Building Application* fact sheet and checklist to ensure all the required information and documentation is provided at lodgement.