

## Proposed Demolition or Removal of a Building

Including clean-up of a Fire Damaged Building

Where a building is planned to be demolished or removed from a site (including the removal of the remains of a fire damaged building), approval of building work is required by the submission of a development application Form 2. An explanation of the proposal, including photos of the existing (or former) building, is required to accompany the application. The report needs to address any factor requiring consideration e.g. heritage issues.

Applicable fees are required with the application: (Current to 30/06/2021)

- |                                       |       |
|---------------------------------------|-------|
| • Lodgement / Archive Fee.            | \$227 |
| • Building Application Fee.           | \$284 |
| • Septic decommission inspection Fee. | \$165 |

### Conditions of approval usually include the following items:

- The clean up of sites where removal of buildings occurs includes the removal of all posts, slabs, paths, and plumbing / drainage components. All holes are required to be backfilled in a compacted manner to reduce subsequent subsidence. The site is to be left in a state that will ensure the ability of mowing contractors to be able to perform without obstruction
- A permit allowing removal requires the works to be completed in six months.
- Normal workplace health and safety requirements should be observed during the works.
- All solid, semi-solid, liquid, construction, demolition or other waste is to be removed from site and deposited at an approved waste disposal facility in a manner acceptable to Somerset Regional Council unless otherwise authorised by Council. Disposal costs will be at the rates quoted from Council's operations department on (07) 5424 4000. Two days general notice and two hours notice on the day is required for the gates to be opened.
- Disused septic tanks and grease traps are to be cleaned out by a liquid waste removal service. Remove or seal all pipe work and tanks leaving installations vermin proof and the site safe.
- Buildings constructed before 1990 are likely to contain asbestos materials. After a house fire, the debris may contain a mixture of both asbestos and non-asbestos materials. This material may cause a risk if the ash or debris is disturbed and inhaled. If asbestos containing materials have been burnt on your property, or if you are uncertain, a suitably licensed asbestos removalist should be used to perform the clean-up work and disposal. For further information please visit <https://www.asbestos.qld.gov.au/general-information/fires> or call 13 QGOV (13 74 68).
- The removal and the site clean-up should not result in the passage of contaminants or sediments off the site.
- Department Transport and Main Roads will require a permit approving of the removal of the building with the 'Application to Move a Building'. Damage to roads or signs should be notified immediately to Council so an assessment can be made of the repair costs and the invoice prepared.
- The requirement for performance and road bonds has been discontinued by Somerset Regional Council.

Please contact the building department for further information on 5424 4000.

### Disclaimer:

The information contained in this handout has been prepared with due care. This handout is offered only for the purpose of providing useful information to assist those interested in lodging a building application. Whilst every effort has been made to ensure that this handout is in accordance with the current regulations, it is not included as an exhaustive statement of all relevant data, and no responsibility is accepted for errors in, or omissions from this handout.

Persons making decisions with financial or legal implications must not rely upon this handout for the purpose of determining whether any particular facts or circumstances exist and the Somerset Regional Council (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing legal reliance upon this information.