



Application Checklist - Demolition

Note: The information below is a guide only. Depending on the nature, size and/or complexity of the work additional information may be requested in order for a complete assessment to be undertaken.

**** Denotes mandatory items**

- **Completed Application Form** - Form 1 (Include all registered building practitioners)

- **Application Fee** - This will be determined by the type of work, time to assess, number of inspections and quality of plans and documents provided.
The following fees may also apply:
 - A Building Commission Levy (applies to works over \$10,000)
 - A lodgment fee (applies to works of \$5000 or greater)

- **Current Copy of Title** - Must include a Plan of Sub-division, and any covenants or Section 173 Agreements registered to the land.
Note: Title Restrictions may override below items

- **Owner's written Consent to Demolish the Building/Structure/s**

- **Demolition Procedure Schedule** - From Demolisher

- **Asset Protection Permit** - Required for all work required by the Infrastructure Department. Telephone 9784 1884 for more information.

- ** Suitably Scaled Site Plans that illustrate the following:**
 - Entire property as illustrated on plan of Subdivision with boundary lengths, any easements, street name, north arrow etc.
 - Details of adjoining properties, including existing buildings, outbuildings, pools, structure details and locations (including setbacks), that may be impacted by demolition
 - Details of the building/structure(s) to be demolished including location, setback from title boundaries & description (e.g. number of storeys, height, roof & wall material etc) & temporary fencing/hoarding type, height & location
 - Public protection, pedestrian & traffic management details (signage, lighting, kerb ramps etc), footpath, kerb, street widths, location of any cranes, scaffold, forklift, truck, storage etc.
 - Hours of operation of specified works



- **Section 29A Report and Consent Approval.** This approval can be obtained from the Planning Department <http://www.frankston.vic.gov.au/Home>
- **Standard Demolition Procedure Form** - last page to be completed by registered demolisher (form attached).
- Precaution Work Form** - Required for all proposed works near boundary lines that may impact adjoining property such as footings, walls, fences etc. (request from the Building Team if applicable).
- Report & Consent** – Required for any variation to a standard Building Regulation. This is a separate application and is required for any of the following if applicable to the site. You will require a Draftsperson/Architect or Builder to advise if the following are applicable:
 - **Non Siting - Public Protection** – Required where works may impact on street or public land. This is a Building Department application. Please note a Hoarding Permit or Occupation of Road Permit may also be required if proposing work that will occupy a road, public land or installing hoarding
 - **Hoarding Permit or Occupation of Road for Works** – This is an Infrastructure Department application. Note that the Non Siting – Public Protection application is also required at the same time
 - **Section Detail** of any hoarding, gantry or other protection works (if applicable)
 - **Elevation Plans or other documentation** to illustrate protection works
- For domestic Works exceeding \$16,000 (Commercial Rate of Labour & Materials to be Included into Calculation) the following is required:**
- Planning Permit & Endorsed Plans** - May be applicable. Please obtain advice from the Town Planning Department <http://www.frankston.vic.gov.au/Home>
- Tree Removal Permit (if applicable)** - May be required prior to removing trees or vegetation and is dependent on Planning Scheme and Local Law requirements. Please obtain advice from the Planning Department and Local Laws Department <http://www.frankston.vic.gov.au/Home>