

OVERVIEW

This fact sheet is intended to assist Ipswich residents seeking to remove a building or structure from a property, whether by means of demolition or for the purpose of relocating to another site.

For other building enquiries, please refer to the Ipswich City Council [Building webpage](#) for access to a range of fact sheets, forms and advice topics.

APPROVALS REQUIRED**□ Building Approval**

Under the [Building Act 1975](#), a building approval is required for the removal/demolition of any building or structure.

Owners have the option of engaging Council or a Private Building Certifier to undertake certification functions, including assessment, approval and inspection. All certification work must be carried out by an appropriately licenced building certifier and in compliance with the [Development Assessment \(DA\) Rules](#) under the *Planning Act 2016* – including mandatory documentation, statutory timeframes and inspectorial responsibilities.

To engage Council's building certification services, please refer to the [Building Application Lodgement Checklist](#).

**□ Building Referral Agency Response**

A referral agency response must be obtained from Council before the building approval can be issued. A referral assessment will consider any impacts on the amenity and aesthetics of the locality and/or whether a performance security bond is required for the work.

An application for a referral agency response may be lodged prior to or during the building application process. The applicant may be the owner or an authorised representative of the owner, such as a consultant or a family member.

For further information about application requirements and assessment considerations, please refer to the following documents:

- [Amenity and Aesthetics Referral Provisions](#)
Adopted referral provisions under the Planning Act for particular Class 1 and 10 buildings and structures.
- [Implementation Guideline No. 3 – Demolition, Removal or Relocation of a Building](#)
Adopted guideline to assist with the implementation of the Amenity and Aesthetics Referral Provisions.
- [Application for Referral Agency Response – Demolition/Removal/Relocation](#)
Council form for requesting a referral agency response (includes application lodgement checklist).

Building Referral Agency fees for the 2021-2022 financial year are as follows:

- | | |
|--|------------|
| • Referral agency assessment application fee | \$330.00 |
| • Security for site works (removal only) | \$1,100.00 |

APPROVALS REQUIRED - CONTINUED

Plumbing Approval

In accordance with the *Plumbing and Drainage Act 2018*:

- (a) Capping of sewer or water at the building will require a [Form 4 Notifiable Work](#) to be lodged with the Queensland Building and Construction Commission by a licenced plumber.
- (b) Disconnection of the building drainage at the sewer connection point requires an application to [Urban Utilities](#).
- (c) Buildings or structures connected to an onsite sewerage system to be demolished or removed require a plumbing application to be lodged with Council. For assistance with lodging a plumbing application with Council, refer to the [Plumbing Application Lodgement Checklist](#).

Planning Approval

Approval under the Ipswich Planning Scheme may be required if the site is located in a character (heritage) zone, is subject to a development constraint (such as mining or flooding) or if the proposed work includes a land use other than single residential.

To confirm whether an application under the current Ipswich Planning Scheme is required contact Council's Development Planning Section on (07) 3810 6888.

Note: If an application under the Ipswich Planning Scheme is required, a building approval cannot be given until the planning approval has been granted and any approved plans must be consistent between both approvals. Any inconsistencies may require a change to the planning or building approval which may also result in additional fees and processing times.

ADJOINING PROPERTIES

If the proposed building or structure has the potential to impact on a neighbour, it is recommended that you consult with the property owner regarding your proposal. Further information about neighbour consultation can be found on the [Queensland Government Housing and Neighbours website](#).

FURTHER INFORMATION FOR HOME OWNERS

All removal/demolition work should be carried out by a suitably qualified and licensed person.

The Queensland Building and Construction Commission (QBCC) has a number of online licence searches available to confirm if a person is appropriately licenced.

- [QBCC Builder, Contractor, Fire Protection, Designers Licence Search](#)
- [Plumbing and Drainage Licensee Register](#)
- [Building Certifier Search](#)

A number of additional resources for home and building owners, including fact sheets, forms and publications, are available to download from the [QBCC website](#). Notable topics include a homeowners guide to the building process, how to choose a contractor for domestic work and asbestos removal.

DISCLAIMER

The information contained in this document is general in nature, and before relying on the material in any important matters, users should carefully evaluate its accuracy, currency, completeness and relevance for their purpose. This document is not intended as a substitute for consulting the relevant legislation or for obtaining appropriate professional advice relevant to your particular circumstances. The Ipswich City Council does not accept responsibility or liability for any loss, damage, cost or expense incurred as a result of the use of, or reliance on, information contained in this document. These guidelines are not intended to be, and should not be relied upon as, the ultimate and complete source of information on removal and demolition of a dwelling. For further information, please contact Council's Planning and Regulatory Services Department on (07) 3810 6888.