



Demolition

Approval is required for the demolition of most structures within the City of Ryde.

SEPP (Exempt & Complying Development Codes) 2008

As part of the NSW Government's ongoing planning reforms, the Department of Planning have gazetted *SEPP (Exempt & Complying Development Codes) 2008* (Codes SEPP), which contains requirements for exempt and complying development throughout NSW with regards to residential development, including demolition.

You will need to contact Council to determine whether the property and structure can use the Codes SEPP to be demolished. If you cannot use the SEPP, a Development Application will need to be lodged with Council for demolition.

Development Applications

Developments that fall outside the following categories for demolition under exempt and/or complying development provisions must lodge a Development Application with Council. Any trees covered by Council's *Local Environmental Plan 2014* and the associated *Development Control Plan 2014* that need to be removed as a result of the construction of a dwelling must be included on the plans to build the new dwelling.

Exempt Demolition

Structures can only be demolished without Council approval if the structure (or development type) could be carried out as exempt development originally. i.e. In the event that the development is closer to a side boundary than that permissible under exempt development, formal approval must be obtained before the developments demolition.

There are some strict requirements for the demolition of items under exempt development that must be met. For more information please contact Council using the information provided at the end of this information sheet.

Demolition requiring Approval

Complying Development Certificates

A complying development certificate can be obtained for demolition work under the Codes SEPP. This approval can be obtained either before or after the approval of the new structures to be built. However, certain properties cannot use Complying Development for any development type, including demolition. A Planning Certificate (Section 149 Certificate) can confirm whether the SEPP applies.

One such group of properties that cannot use complying development are those containing a heritage item listed on the State Heritage Register (SHR) under the *Heritage Act 1977*, subject to an interim heritage order under that Act (unless the work is subject to a specific exemption under section 57 of the *Heritage Act 1977*), items listed in Schedule 5 - Environmental heritage of Council's *Ryde Local Environmental Plan 2014*, and draft Heritage items.

If you are seeking demolition or any construction work as Complying Development,



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two separate Complying Development applications must be made. One for the new construction work and a second one for the demolition of the existing house. They cannot be considered as one application.

Complying Development Certificates can be lodged with either Council or a Private Certifying Authority. For more information on what needs to be submitted to Council as part of a Complying Development Certificate, please see Council's [Complying Development Application Form](#).

Development Applications

Demolition can be lodged with Council for assessment as a Development Application. This can be done as part of the same application for the new construction work, or as a separate independent application.

All forms of demolition must be undertaken in accordance with *Australian Standard 2601—2001 - The demolition of structures*. The *Work Health and Safety Regulation 2011* includes strict requirements for the handling and removal of asbestos which applies to all forms of demolition. Information on the removal and disposal of asbestos to landfill sites licensed to accept this waste is available from the Office of Environment and Heritage.

As a development application, the following must be provided:

- Development Application Form - including all owners consent
- Site Plan - showing structures to be demolished
- Statement of Environmental Effects
- Demolition Work Method Statement
- Waste Management Plan
- Photos of existing house

For more information on the above, please see Council's [Development Application Info Package](#).

City Of Ryde

For more information on *SEPP (Exempt & Complying Development) 2008* please visit: www.planning.nsw.gov.au/exemptandcomplying
Consultation should be undertaken with Council staff prior to the commencement of any 'exempt' works or the lodgement of any application.

City Of Ryde

Ryde Planning and Business Centre 1 Pope Street RYDE (cnr Pope and Devlin Streets, within Top Ryde City Shopping Centre)	Website www.ryde.nsw.gov.au Office Hours: 9:00am to 5:00pm Monday to Friday
Phone 9952 8222 Fax 9952 8070	