

Demolition



Introduction

This brochure explains Council requirements relating to the demolition of structures on private property, including what type of work requires approval, what needs to be submitted with an application, and standard requirements relating to demolition works.

What requires Council Approval?

Demolition of any building, or part of any building, requires Development Approval from the Council. This includes the demolition of commercial buildings (i.e. shops, offices etc), a house or houses, sheds and garages.

What information needs to be supplied?

When you lodge a Development Application for demolition of a building or part of a building, the following should be submitted to the Council:

- A completed [Demolition Application Form](#)
- The relevant fees (refer to the [Fee Schedule](#))
- A current copy of the Certificate of Title for the property
- One copy of a site plan showing the location of the building that is proposed to be demolished in relation to the boundaries of the land and other features (such as other buildings and/or trees on the site, on adjoining land, or on public places that might be either affected by the work or affect the work that is proposed), including a notation of how many square metres of building are proposed to be demolished
- A description (in writing) of what the building and all its parts (or relevant parts) to be demolished are constructed of. For example, tiled or steel roof, brick veneer or double brick walls and concrete or timber floor
- Where only part of a building is to be demolished or removed, calculations or other written information that shows that the remaining parts of the building will comply with relevant requirements after the proposed demolition or other building work is performed
- A description of the demolition procedure proposed, including details of the measures to be taken to provide satisfactory levels of safety on or about the site

Process

Development Approval must be gained from the Council before demolition can commence. A Development Approval is made up of a Development Plan Consent and a Building Rules Consent.

In most cases, an application for demolition of a building or part of a building does not require Development Plan Consent.

However, Development Applications that relate to demolition on a site where there is a heritage building or where there is a regulated or significant tree in the vicinity will require Development Plan Consent. Applications of this nature are assessed on their merits and a planning assessment will occur to determine how the proposed demolition may affect the heritage building and/or the regulated or significant tree. In these cases, additional information will be required (refer to the additional sheet on regulated and significant trees attached to the [Demolition Application Form](#)), including possible reports from qualified persons supporting the proposal (e.g. a heritage architect, or an arborist).

Building Rules Consent can be granted by either Council or a Private Certifier. For further information on the use of private certifiers in the Development Application Process refer to the Information Brochure titled "[The Development Application Process](#)".

Special Requirements

Asbestos

Regulations controlling the removal and disposal of asbestos exist and are enforced by Safework SA – Mineral Fibres Unit. For further information on these requirements, telephone 1300 365 255 or go to www.safework.sa.gov.au

Environmental Issues

Regulations that prevent all types of environmental pollution (including noise, air and water pollution) exist and are enforced by either the Council's Environmental Health Officers or the Environment Protection Authority.

Typically, noise pollution from demolition sites is handled by the Environment Protection Authority (EPA), but other pollution queries or complaints can be referred to Council's Environmental Health staff in the first instance.

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For further information on these requirements, please telephone City of Marion's Customer Service Centre on 8375 6600 or telephone the EPA on 8204 2000 or go to www.epa.sa.gov.au.

An information booklet titled "[Handbook for Pollution Avoidance on Commercial and Residential Building Sites](#)" is also available and can be obtained from either the EPA or the Council Administration Offices.

Safety

Precautions should be taken by the person(s) carrying out demolition to ensure the safety of people using adjoining premises or public places. If, to ensure the safety of the public, it is considered necessary to block a public area such as the footpath, please contact Council's General Inspectors to discuss your proposal prior to commencing any works.

Industrial Waste Bins ('Miniskips')

If you intend to hire a 'miniskip' bin or similar and temporarily locate it on Council land such as the footpath or a roadway, a permit must be obtained from the Council. For further information on obtaining a permit please contact City of Marion's Customer Service Centre on 8375 6600.

Kerb, Watertable and Footpath Damage

Heavy machinery used in demolition often causes damage to Council's kerbs, watertables and footpaths. Any damage caused during demolition or subsequent construction will be the responsibility of the contractor/site owner to remedy. Failure to do so will result in such repairs being carried out by the Council and charged to the builder.

If damage to kerbs, watertables, footpaths etc is present prior to demolition commencing, it is advisable to supply Council with dated photos and measurements of defects; otherwise it will be assumed that all damage was caused during demolition.

Other Information

Works on/near the Boundary

It is essential that any excavation undertaken as part of a demolition, occurring close to a boundary, does not affect neighbouring properties, or buildings on neighbouring properties. In some cases, a property owner is obliged to notify their neighbour.

Easements and Encumbrances

The Certificate of Title for a property contains information regarding the location and nature of any easements and the details of any encumbrances that apply to the land. If proposed development extends over an easement or is affected by an encumbrance on your property, documentation must be submitted to the Council demonstrating that the authority controlling the easement (e.g. SA Water, ETSA etc) or the person(s) holding the encumbrance have approved the proposed works.

Regulated and Significant Trees

Any work that may substantially damage or affect a regulated or significant tree or trees requires approval from the Council, including any damage to the root systems of significant trees that may be caused by excavation works/removal of footings and/or compaction of root systems caused by heavy equipment frequently used in demolition. For clarification on what a regulated/significant tree is and what are considered to be tree damaging activities, please refer to the Information Brochure "[Regulated & Significant Trees](#)".

Want to Know More?

The above information is advisory only. It is intended to provide a guide and a general understanding of the key points associated with the particular topic. It is not a substitute for reading the relevant legislation or the Development Plan.

It is recommended that if you are intending to undertake development, you seek professional advice or contact the Council for any specific enquiries or for further assistance concerning the use and development of land.

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