

Demolition Application Form

Completing this application

All sections must be completed, any missing sections may cause delays or Council will be unable to process the lodgement. It is recommended this form be completed online and printed prior to lodgement. Print clearly using BLOCK LETTERS and place a TICK in appropriate boxes.



Section 1 – Correspondence Method please check “☑” only one of the following boxes.

- I Accept all future correspondence by email OR
- I choose only to receive general assessment correspondence via email but to receive stamped Plans and Decision Notification Forms by hardcopy mail.

Send all future correspondence to the following e-mail address:

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Section 2 – Location of Proposed Development

<i>Street Number</i>	<i>Lot Number</i>	<i>Deposited/File/Strata Plan No</i>	<i>Ct Volume / Folio</i>

<i>Street Name</i>	<i>Suburb</i>	<i>State</i>	<i>Postcode</i>

Section 3 – Applicant Details **All correspondence will be sent to the Applicant*

Given Name		Surname	
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** Initials not accepted.*

Postal Address

<i>Street No.</i>	<i>Street Name</i>	<i>Suburb</i>	<i>State</i>	<i>Postcode</i>

Email		Mobile		Phone	
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Acting on behalf of the Owner Yes No

Section 4 – Owner’s Details of the Subject Land **If same as Applicant, leave blank and move to Section 6*

Given Name		Surname	
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** Initials not accepted.*

Postal Address

<i>Street No.</i>	<i>Street Name</i>	<i>Suburb</i>	<i>State</i>	<i>Postcode</i>

Email		Mobile		Phone	
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Section 5 – Further Information Contact **Please note this section is to be completed if contact person is not the Applicant*

Given Name		Surname	
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** Initials not accepted.*

Email		Mobile		Phone	
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Section 6– Details of Person/ Undertaking Demolition

Given Name		Surname	
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STREET ADDRESS

<i>Street No.</i>	<i>Street Name</i>	<i>Suburb</i>	<i>State</i>	<i>Postcode</i>

POSTAL ADDRESS

<i>Street No.</i>	<i>Street Name</i>	<i>Suburb</i>	<i>State</i>	<i>Postcode</i>

Email		Mobile		Phone	
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Section 7 – Description of Building to be Demolished

(Example, swimming pool or single storey brick veneer dwelling with concrete floor and tiled roof)

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Existing use of the land

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Does the proposal affect a regulated or significant tree

No Yes (refer Page 6)

*A regulated or significant tree may be on the adjoining land that may be affected (including damage to tree roots) by the proposed development. If unsure of what a regulated or significant tree is, contact Customer Service on 8375 6600. Please complete Page 6.

▲ Has a current copy of the Certificate of Title Been provided?

Yes No

If not, do you want Council to purchase a copy on your behalf? (additional fee) Yes No - Will provide own copy

**Please note, assessment of the proposed will not occur until all the above information is provided.*

Section 8 – Development Cost & Floor Area *Council may require written confirmation to verify costs

Total Cost of Proposal	\$	Estimate Floor Area of work		m ²
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(inclusive GST, not including furnishing costs) - A Development Cost must be provided.

Section 9 – Are there any outbuildings or structures to remain on the site?

Yes

No

Description of any outbuildings or structures to remain (e.g. swimming pools, spas, sheds etc.)

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Section 10 – Description of the Demolition Procedure

Please include details of the measures to be taken to provide satisfactory levels of safety on or about the site

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Section 11 – Will the Demolition directly impact on buildings on adjoining land?

Yes

No

If YES, what precautions will be taken to protect these structures?

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Section 12 – Please provide details of protection of Council Infrastructure

(e.g kerbing, footpaths, fences, pipes and reserves)

Section 13 – Photographic Records

Do you consent to the Marion Historical Society and/or the Marion Heritage Centre taking photographs of the building prior to demolition? (- if considered of interest). Yes No

As part of Council’s intention to capture a reference of the past Council is creating a photographic record of properties which have particular historical and/or architectural interest. A building does not need to be heritage listed or old to be of interest

Please Note; this will not affect the processing of the demolition application, nor will it result in the building/property being nominated for heritage listing.

(If consent is granted, Council will forward your details to these organisations on your behalf. If the property is of interest you will be contacted shortly following lodgement of this application)

Section 14 – Is this building to be demolished heritage listed?

Yes No

State Heritage Local Heritage

Section 15– Any other relevant details or comments:

Section 16 - Declaration

Council is required by the Development Act 1993 and the Regulations made under it to put on public display all documents and information lodged as part of an application for Category 2 or 3 developments and the public have the right (Regulation 34) to obtain copies of that material. You should assume any documents or information you lodge as part of an application which may be categorised in that way, will become public for all purposes. If you have any concerns over the confidentiality or security content of such documents or information, you should discuss these with a member of Council’s Development & Regulatory staff prior to lodgement. If another person claims copyright on any material you lodge, you must obtain and provide to Council the express authority of that person for the display and copying of that material.

I declare the information that I have provided on this application form is correct to the best of my knowledge and that I have the authority of any copyright holder for the public display and copying of any material I lodge.

If you are using Council’s Electronic Lodgement System the form does not need to be signed.

SIGNATURE		DATE	
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Applicant Owner Authorised Agent

Development Application Fees

(Financial year 2017/2018)

Fees are applied as per Schedule 6 of the Development Regulations 2008 (except where non statutory).



DESCRIPTION	FEE (inclusive of GST)	AMOUNT DUE
DEVELOPMENT PLAN CONSENT		
Lodgement Fee OR	\$62.50 (GST exempt) OR	
Lodgement Fee (if assessment against Building Rules is required and development cost is > \$5,000, does not apply to applications consisting solely of a swimming pool).	\$133.00 (GST exempt)	
Swimming Pool Audit Inspection Fee	\$186.00 (GST exempt)	
Development Authorisation (staged Consents) Fee	\$62.50 (GST exempt)	
Planning Assessment Fee:		
• Development cost up to \$10 000	\$39.00 (GST exempt)	
• Development cost > \$10 000 - \$100 000	\$107.00 (GST exempt)	
• Development cost over \$100 000	Development cost x 0.125% (GST exempt)	
Schedule 1A Application	\$52.00	
The following fees may be payable, but will be determined following a preliminary assessment. You will be advised in due course if these additional fees are required.		
Referrals to government agencies (e.g Department for Transport, Planning & Infrastructure, EPA, Department for Environment etc)	\$222.00 per agency OR \$371.00 (If development cost exceeds 1 million)	
Category 2 & 3 public notification	\$107.00 (GST exempt)	
Category 3 advertisement fee	\$750.00	
BUILDING RULES CONSENT		
Building Assessment Fee	Calculate fee using the area of the proposed building (in m²) X the applicable rate. Note - a minimum fee of \$68.00 applies for all applications for Building Consent:	
	Construction	Reclassification
Class 1, 2 & 4 (i.e single dwelling, units/flats)	\$3.01 x m ²	\$2.35 x m ²
Class 3, 5 & 6 (residential part of school or hotel, office, shop/restaurant)	\$4.01 x m ²	\$3.12 x m ²
Class 7 & 8 (warehouse, carpark, workshop/factory)	\$2.66 x m ²	\$2.07 x m ²
Class 9a & 9c (public building – healthcare eg hospital or laboratory)	\$4.55 x m ²	\$3.54 x m ²
Class 9b (public building – assembly eg church, school or community hall)	\$3.99 x m ²	\$3.11 x m ²
Class 10 (carport, verandah, garage, pool, fence, sign)	\$0.90 x m ²	\$0.70 x m ²
Demolition	Class 1, 2 and 4 - \$0.60 x m ² Other Classes – relevant construction rate above x 0.2	
Certificate of Occupancy (Class 2-9)	\$44.75	
Building Rules Modification	\$156.00	
Essential Safety Provisions Schedule	\$96.00	
Certificate of Title Search <i>(A copy of the current CT is required for all applications. council can purchase one on your behalf directly from the Land Titles Office for the scheduled fee)</i>	\$50.00	
Application to extend any consent or Approval under Regulation 48	\$100.00	
TOTAL		

Building Safely Near Powerlines

Form of Declaration

Pursuant to Schedule 5 Clause 2A(1) of the Development Regulations 2008



TO CITY OF MARION - Development Services – Administration Staff
PO BOX 21, OAKLANDS PARK SA 5046

FROM

Given Name		Surname			
Postal Address					
<i>Street No.</i>	<i>Street Name</i>	<i>Suburb</i>	<i>State</i>	<i>Postcode</i>	
Email		Mobile		Phone	
Date of Application					

LOCATION OF PROPOSED DEVELOPMENT

<i>Street Number</i>	<i>Lot Number</i>	<i>Deposited/File/Strata Plan No</i>	<i>Ct Volume / Folio</i>
<i>Street Name</i>	<i>Suburb</i>	<i>State</i>	<i>Postcode</i>

DESCRIPTION OF DEVELOPMENT *(example single-storey detached dwelling, domestic garage, office, tree removal)*

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I *(insert full name)*

being the applicant / a person acting on behalf of the applicant (**delete the inapplicable statement**) for the development described above declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. I make this declaration under Clause 2A (1) of Schedule 5 of the Development Regulations 2008.

If you are using Council's Electronic Lodgement System the form does not need to be signed.

SIGNATURE

DATE

Note 1 - This declaration is only relevant to those development applications seeking authorisation for a form of development that involves the construction of a building (there is a definition of 'building' contained in Section 4 (1) of the *Development Act 1993*), other than where the development is limited to –

- An internal alteration of a building; or
- An alteration to the walls of a building but not so as to alter the shape of the building.

Note 2 -The requirements of section 86 of the *Electricity Act 1996* do not apply in relation to:

- an aerial line and a fence, sign or notice that is less than 2.0m in height and is not designed for a person to stand on; or
- a service line installed specifically to supply electricity to the building or structure by the operator of the transmission or distribution network from which the electricity is being supplied.

Note 3 - Minimum safe clearance distances between buildings or structures and powerlines are set out in the *Electricity (General) Regulations 2012*. These distances are legal requirements and must be maintained at all times.

Note 4 - The majority of applications will not have any powerline issues, as normal residential setbacks often cause the building to comply with the prescribed powerline clearance distances. Buildings/renovations located far away from powerlines, for example towards the back of properties, will usually also comply.

Note 5 - Particular care needs to be taken where high voltage powerlines exist; or where the development:

- is on a major road;
- Commercial/industrial in nature; or
- Built to the property boundary.

Note 6 - Further information on powerlines and their sag and swing is available from SA Power Networks, the Office of the Technical Regulator or by visiting [sa.gov.au/energysafe](https://www.sa.gov.au/energysafe). Further information on working safely near overhead powerlines can be obtained from <https://www.sa.gov.au/topics/energy-and-environment/electrical-gas-and-plumbing-safety-and-technical-regulation/powerline-safety/working-safely-near-overhead-powerlines>

Note 7 - In cases where applicants have obtained a written approval from the Technical Regulator to build the development specified above in its current form within the prescribed clearance distances, the applicant is able to sign the form.

Regulated & Significant Trees

Additional information to be completed if your application is for development on the same site as, or on an adjacent site to, a regulated or significant Tree



A “regulated tree” is any tree that has a trunk with a circumference of 2 metres or more, and in the case of trees with multiple trunks, has a total circumference of 2 metres or more and an average circumference of 625 millimetres or more.

A “significant tree” is any tree that has a trunk with a circumference of 3 metres or more, and in the case of trees with multiple trunks, has a total circumference of 3 metres or more and an average circumference of 625 millimetres or more.

In both cases, trunk circumference is measured at a point 1 metre above ground level.

1. Details of the Regulated and/or Significant Tree

Species:

**If you are unsure about the tree species it is recommended you seek the services of a professional arborist.*

Circumference of trunk(s) 1m above natural ground level:

Approximate height of tree:

Approximate spread of tree:

Further detail of tree’s location (i.e. south-eastern corner of property, adjacent rear boundary, etc):

2. Please describe the activity that you are wishing to undertake in relation to the regulated/significant tree.

(If no tree-damaging activity is proposed, please describe any protection measures that are proposed to safeguard the tree during construction)

3. Is the tree, or does the tree appear to be diseased?

Yes No
If yes, provide details:

4. Does the tree represent an unacceptable risk to public or private safety?

Yes No
If yes, provide details:

5. Is the tree causing or threatening to cause substantial damage to a building or structure of value?

Yes No
If yes, provide details:

6. Has specialist advice been obtained from a qualified arborist, horticulturalist, engineer or other professional?

Yes No If yes, please enclose/attach a copy of the professional’s report(s)

7. PLEASE COMPLETE IF PROPOSING REMOVAL OF A REGULATED OR SIGNIFICANT TREE

Should council resolve to grant approval to remove a regulated or significant tree, Section 42 of the Development Act 1993 stipulates the approval must be subject to a condition that replacement trees are planted, or that payment is made into the Urban Trees Fund to support tree planting/maintenance within the City of Marion’s reserves. In the case Council resolves to grant approval, please select one of the following:

I wish to plant replacement trees on my property (2 replacement trees are required to replace a regulated tree, 3 trees for a significant tree. Please enclose a site plan nominating the location and species of replacement trees (limitations apply)).

I wish to pay the required amount into the City of Marion Urban Tree Fund (\$175 for a regulated tree, or \$262.50 for a significant tree). A 66.6% discount applies if the owner and occupier of the land on which the tree is situated holds a current Pensioner Concession Card. If applicable, please provide Pension Number: _____