

# DEMOLISHING A BUILDING

Before you demolish any building, you need to obtain Development Approval. If the property is heritage listed, or if there are significant trees on the site, Provisional development Consent will be required in addition to Provisional Building Consent to obtain a full Development Approval.

## Required information

The following information should be submitted to obtain Development Approval for demolition:

- A completed and signed Development Application Form (available from Council) or our web site at [www.holdfast.sa.gov.au](http://www.holdfast.sa.gov.au)
- A written description of the building to be demolished including construction materials.
- A site plan indicating the location of the building(s) to be demolished, distances to site boundaries, significant trees or other relevant features on the site or adjoining sites. If walls are located on a boundary, the plan should indicate the nature of these walls, e.g. party wall, boundary wall, parapet wall etc.
- A written description of the demolition procedure, including details of safety measures to be taken to ensure the safety of the site and adjoining areas.
- The application fee may vary depending on the size and nature (class) of the building. This can be determined by Council officers at the time of lodgment.

**2 copies of each should be provided** (except for the Development Application Form which Council only requires one copy)

## Training levy

If the value of the demolition work exceeds \$15,000, the Construction Industry Training Fund Levy is also required to be paid prior to any approval. Payment can be made via the Council office.

## Other considerations

### Trees

A significant tree is defined as a tree with a trunk circumference of 2 metres or more, measured 1 metre above the ground. For regulations of multiple-trunk trees check with Council's Planning Officer. Further details will be required if the removal of a significant tree is proposed. Penalties of up to \$120,000 can be imposed for removing significant trees without approval.

### Safety

Particular care should be taken to ensure the safety of the demolition site. It is recommended that appropriate fencing and signage be provided to restrict access to the site. Materials should be removed from the site at regular intervals.

The building should be left in a stable condition at the end of each work period. If materials are being salvaged and sold from the site, please be aware of your public liability obligations (this practice is not encouraged).

### Services

The owner or demolition contractor should contact the relevant authorities to ensure that services such as electricity, gas, water etc. have been disconnected appropriately prior to the commencement of demolition.

### Asbestos

Specific requirements exist for demolition work involving asbestos. Ensure your demolition contractor is appropriately qualified to carry out this work. Information regarding the removal of asbestos products is available from the Department of Administrative and Information Services – Workplace Services on 8303 0491.

### Noise, Dust, Vibration

Precautions should be taken to ensure the dust, noise, vibration or similar nuisance does not adversely affect nearby properties. Noise from building sites is regulated by the Environment Protection Act. Consideration should be given to commencement and finishing times, particularly when noisy activities are being carried out.

### **Fences and Retaining Walls**

It is recommended that if it is proposed to demolish fences or retaining walls adjacent to boundaries, that these matters be discussed with the adjoining property owner (30 days notice is normally required under the Fencing Act). Structural and safety issues associated with the removal of retaining walls should also be considered.

### **Footpaths and Roadways**

Care should be taken to ensure that public roadways and footpaths are not damaged as a result of the demolition work. The property owner may be held responsible for any damage.

Council officers will generally inspect and photograph the footpath and roadway adjacent the site prior to demolition as a record of their condition. If footpaths and/or roadways are damaged as a result of the demolition work, the owner or demolition contractor is requested to contact Council to discuss appropriate repairs.

Council will generally not take action against an owner who has made genuine attempts to have repairs carried out appropriately and who has maintained the safety of the footpath and roadway. Footpaths and roadways should be kept clean and free of debris at all times. Penalties can be imposed for depositing mud, soil, rubble or other materials on footpaths and roadways.

### **Waste Bins**

In some circumstance, Council may grant approval for placing waste bins on footpaths or roadways; however, a hoarding license must be obtained from Council's Engineering and Environment Department. That department can be contacted on 8229 9938.

### **Burning**

The burning of waste materials is not permitted.

## **Want to know more?**

The above information is advisory and a guide only to give you a general understanding of the key points associated with the approval system. It is recommended that you seek professional advice or contact the City of Holdfast Bay regarding any specific enquiries or for further assistance concerning the use and development of land. Being properly prepared can save you time and money in the long run.

#### **City of Holdfast Bay – Contact details**

24 Jetty Road, Brighton

PO Box 19, Brighton SA 5048

Telephone (08) 8229 9956

Facsimile (08) 8299 9908

Website <http://www.holdfast.sa.gov.au/>