

Demolition Approval Application

This application **must** be submitted **together** with a **Development Application Form**

Before you can demolish any buildings you **must** have Development Approval. If your property is Local or State Heritage listed, is located in a Historic Conservation Zone or contains significant trees, contact the City Development & Safety Department on 8366-4244 for further information.

What information must I include with my Demolition application form?

This form must be completed as part of the application to be submitted for Development Approval for demolition. This form must be attached to a completed Development Application Form and accompanied by two (2) copies of a site plan, together with payment of the associated fees.

The following details must be shown on the accompanying site plan:

- Location and dimensions of all buildings on the site, with the buildings and structures which are to be demolished or retained clearly identified;
- Location of existing trees on the site and if they are to be removed during the demolition; and
- Location of any street trees in or near vicinity of the site.

Details of the proposed development

Property address:

Contractor: Licence #:

Contractor's address:

Person responsible for work:(contact details below)

Phone #: Mobile #: Fax #:

Demolition information

Description of the building(s) and/or structure(s) to be demolished, including the construction material(s) and height(s):

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Description of the **demolition procedure** to be used:

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Will any temporary **formwork, shoring and bracing** be required? Supply details:

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Will any **fencing, hoarding or warning notices** be placed around the site?

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What method is to be used to **suppress dust** on the site?

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Means of protecting **fences** and other structures on adjoining sites:

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What methods will be used to prevent spread of **dirt, mud and debris** from the site onto the public road?

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What methods will be used to control mud/sediment from entering into Council's **stormwater** system?

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What methods are to be used to control site **surface water**, during demolition and after?

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How are the **street trees, footpaths and roads** adjoining the site to be protected?

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How is the demolished **material to be disposed of** (or **salvaged**)?

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Are there any **hazardous materials** on the site (eg. asbestos)?

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Are there any known **contaminants** on the site?

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Are there any **swimming pools** on the site or adjoining sites? If so, provide details of swimming pool safety fencing to be used (temporarily or permanently)?

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Will it be necessary to disconnect any **fire service** (temporarily or permanently)? If so, provide details:

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Will it be necessary to close off any **footpath, road or laneway** during the demolition work?

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Are any **waste receptacles** to be positioned off-site Yes No

Note: A separate application and fee will be required to place any materials on Council land.

Have other **service providers** been advised of the intended demolition?

Water Electricity Gas Telephone

Regulated and Significant Trees – are there any Significant Trees identified in Council’s Development Plan (Table Bur/4 – Schedule of Significant Trees)? Or are there any trees on-site with a trunk circumference of 2m or greater and in the case of multiple trunks, where the average circumference of each trunk is 625mm or greater, when measured 1m from the ground? If so, provide details of tree(s):

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How are the trees on the site to be **protected** during the demolition process?

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Does your property have a **Land Management Agreement** identifying any trees or structures to be retained and/or maintained? If so, provide details:

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IMPORTANT NOTES

1. Council's Planning staff can be contacted on 8366 4244 to provide advice on protection and preservation of all trees and must be consulted if any Regulated or Significant Trees are within the vicinity of the site.
2. The *Local Government Act 1999*, Section 235, provides a maximum fine of \$5,000 (or expiation fee of \$315) for any person who, without the Council's authorisation or permit, deposits rubbish, material, or any other substance on a public road or public place.
3. Council will require payment of all costs that arise from damage occurring to Council controlled land (ie. footpaths, verges, kerbing, roadways, street trees etc.).
4. Under the *Environmental Protection Act 1993*, you are reminded of the following hours that are permitted for building work:
 - Construction sites ie. where a licensed contractor is working:
 - 7am to 7pm Monday to Saturday
 - Private work ie. where a homeowner is renovating:
 - 8am to 8pm Monday to Saturday and 9am to 8pm SundayFor more information, contact the EPA on 8204 2004.
5. Under the *Environmental Protection Act 1993* (Burning Policy 1994), the burning of waste material is prohibited. For further information, contact the EPA on 8204 2004.
6. Certain parts of the demolition procedure, for example scaffolding and asbestos removal, require the approval of Safework SA. Contact Safework SA on 8303 0405 for clarification.
7. Pursuant to Section 25 of the *Environmental Protection Act 1993* General Environmental Duty of Care, the Council advises the developer/builder/owner that:
 - Dust should be suppressed on-site to prevent, or at least minimise, air pollution and nuisance to nearby residents.
 - Stormwater or wastewater runoff should be controlled from the building site to prevent and/or minimise, sediment being carried to the water table, road, or stormwater system. Your attention is drawn to the EPA Stormwater Pollution Prevention Code of Practice for the Building & Construction Industry, available from the EPA on 8204 2004.
8. It is recommended that a licenced pest control contractor carry out a vermin eradication program prior to the commencement of the demolition.
9. Construction, building and demolition wastes constitute approximately 50% of waste materials going to landfill in South Australia. Please ensure that your demolition discards are recycled by an accredited reclaimer.

I have read and understood the information provided and certify that the details provided are true and correct.

Signature: Date:.....

Further Information

The information contained in this form is advisory and provided as a guide to give you a general understanding of the key issues associated with demolition. For further information or assistance, contact Council's City Development & Safety Department on 8366 4244.