

Information Regarding Demolition Application

Please note: This form can be submitted if your proposal is for a **demolition only**.

If you require development approval for a new building or change of land use in addition to a demolition, a [development application form](#) will need to accompany this form.

Before you can demolish any buildings, you need development approval. If the property is heritage listed, is located in a Heritage Conservation Zone or has regulated [trees](#) you will also need to apply for Development Plan Consent.

When applying for approval of demolition works, you must:

1. Provide
 - a. a completed and signed Demolition Application Form (attached below) with a description in writing of the buildings to be demolished and the demolition procedure
 - b. a copy of a site plan showing the location of the building in relation to the boundaries of the site, together with the location of affected trees, the position of other affected buildings, the position of footpath crossings to be used and any hoardings to be erected, and the floor area (m²) of buildings being demolished
 - c. a certificate of title and Electricity Declaration
2. Identify hazardous materials e.g. asbestos. Asbestos-containing materials were commonly used in buildings before the mid-1980s and up until 1990. For information regarding the safe removal of asbestos, contact SafeWork SA on 1300 365 255 or visit www.asbestos.sa.gov.au; and
3. Contact the relevant authorities if the demolition works affect their services (e.g. SA Water, Telstra, AGL etc.).

Remember to:

- include the dimensions of distances of the structures from the boundary. If any structures are on the boundary, carefully document the details
- show the location of any regulated trees, native vegetation and/or footpath trees, and
- show the nature and location of any adjoining buildings on or close to the property boundaries.

Notes:

1. The deposition of waste matter, goods, materials, earth, stone, gravel or other substances on any street, road or public place is an offence under the Local Government Act and may render the person responsible liable to a fine of \$5000.00 maximum with an expiation fee of \$315.00.
2. The burning of waste materials during demolition or construction operations is prohibited by the Local Board of Health under the provisions of the Environment Protection (Burning) Policy. Furthermore burning of material is prohibited in a Residential Zone.
3. Your attention is drawn to your obligation to comply with the *Work Health and Safety Act 2012* in regards to asbestos removal i.e. removing greater than 10m² of asbestos containing material must be carried out by an EPA licensed contractor.
4. Your attention is drawn to your obligation to comply with the Environment Protection Act during demolition, particularly regarding noise and work hours.
5. Contact council's Environmental Health team if any work affects a wastewater system (i.e. decommissioning septic tank).

Fees

Please do not add your credit card details, bank details or other form of payment with this submission. A tax invoice with your payment reference number will be issued at completion of the lodgement process, after which payment can be made online.

Demolition Application Form

Application type	
Development Approval	Development Plan consent (Heritage property, significant/regulated tree only)
Certification to be completed by	Council Private Certifier
See www.sa.gov.au or contact council's Development team on 8384 0666 for information on these options	

Applicant contact details

APPLICANT:

Email Address: _____

Postal Address: _____

Phone Number: _____

Location of proposed development

House No: _____ Lot No: _____ Street: _____

Suburb: _____ Postcode: _____

Description of proposed demolition (e.g. dwelling, shed)

Existing Land Use:

Demolition Cost: (Estimated total cost of the proposal) \$ _____

Owner contact details

As per Applicant

Owner:

Email Address: _____

Postal Address: _____

Phone Number: _____

Owner carrying out work? Yes No - **if no**, please complete Demolition company details below

Demolition Company

As per Applicant

Business Name: _____ **License Number:** _____

Contact name: _____

Email Address: _____

Postal Address: _____

Phone Number: _____

CONSTRUCTION INDUSTRY TRAINING BOARD LEVY is payable on any proposed development needing Building Rules assessment with an estimated cost exceeding \$40,000 and evidence of payment supplied to council with your application. Please see [Construction Industry Training Board Levy Collection webpage](#) for further information.

Evidence of levy payment required with this application?	Yes	No
---	-----	----

Services Notified					
Fire Services	Yes	No	Electricity Utility	Yes	No
SA Water	Yes	No	Telephone Services	Yes	No
Gas Utility	Yes	No			

Compulsory Information

Materials		
WALLS		
Aerated Concrete	Block	Fibreglass
Colorbond	Concrete	Mud Brick
Fibro Cement	Galvanised Iron	Other
Solid Brick	Brick Veneer	Zincalume
Wall colours:		
FLOOR		
Concrete	Timber	Other
ROOF		
Colorbond	Tiled	Zincalume
Galvanised Iron	Other	
Roof colours:		
FRAME		
Steel Frame	Timber Frame	Other

Area M ²	PLEASE CLICK HERE FOR INFORMATION ON BUILDING FEE CALCULATIONS BY AREA
TOTAL AREA:	
Residential Area of Proposal (Class 1a)	
Minor Area of Proposal (Class 10)	
Commercial Area (Class 2-9)	

Compulsory Documentation

Certificate of Title:	Included	NOTE: If not included Council will provide (fee of \$48.65 will be invoiced)
Plans:	Site plan	
Electricity Act declaration:	Included (see next page - not required for tree removal or internal alterations)	
Wastewater:	Sewer	CWMS (show on site plan) Septic (show on site plan)
Trees:	Does this proposal affect regulated/significant tree/s?	Yes No

PUBLIC DISPLAY AND COPYING OF APPLICATION DOCUMENTS AND INFORMATION

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the *Development Regulations 2008*. I will contact council's Development Services section if I wish to request that any personal details on this form be masked in the event it is reproduced on the council's website, either for public notification purposes or as an attachment to a Development Assessment Panel report.

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. I authorise the City of Onkaparinga to contact any parties cited on this document relating to matters specific to this application for further information.

Name: _____

Date: ____ / ____ / _____

[ADDITIONAL FORMS](#)

[INFORMATION REGARDING PRIVATE CERTIFICATION](#)

[INFORMATION REGARDING REGULATED/SIGNIFICANT TREES](#)

Please use this link to upload large files: <https://securefiles.onkaparinga.sa.gov.au/filedrop/PlanningApps>

Demolition Details

Description of precautions to be taken

Description of method of demolition proposed (for example: *by hand, excavator etc*)

Protection to building(s) and fences on adjoining properties (including party walls)

Details of proposed fencing, hoarding and warning notices

Identified hazardous materials (for example: *asbestos - registered removalist*)

Details of methods for dust control

Disposal of demolished materials

Affected trees on this or adjoining property (regulated/significant trees may require retention and protection)

Identification of street trees and infrastructure on plan

Public places, footpaths and roads adjoining the site

Any other relevant details

Name and location of authorised dump site for hazardous materials

Address: _____

Phone Number: _____

Any Further Additional Information

Development Regulations 2008
Form of Declaration
(Schedule 5 clause 2A)

Applicant contact details

APPLICANT:

Email Address: _____
Postal Address: _____
Phone Number: _____

Location of proposed development

House No: _____ Lot No: _____ Street: _____
Suburb: _____ Postcode: _____
Plan Number: _____ Certificate of Title (Volume/Folio): _____

Description of proposal (for example: *dwelling, shed, addition, change of use, demolition*)

Existing Land Use: _____

I _____ being the

- applicant
- a person acting on behalf of the applicant

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*.

I declare the information that I have provided on this application form is correct to the best of my knowledge and I authorise The City of Onkaparinga to contact any parties cited on this document relating to matters specific to this declaration for further information.

Name: _____ **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 –

- a) an internal alteration of a building; or
- b) 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:

- a) an aerial line and a fence, sign or notice that is less than 2.0 m in height and is not designed for a person to stand on; or
- b) 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

Section 86 of the *Electricity Act 1996* refers to the erection of buildings in proximity to powerlines. The regulations under this Act prescribe minimum safe clearance distances that must be complied with.

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.

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 5

An information brochure: 'Building Safely Near Powerlines' has been prepared by the Technical Regulator to assist applicants and other interested persons. This brochure is available from council and the Office of the Technical Regulator. The brochure and other relevant information can also be found at

sa.gov.au/energy/powerlinesafety

Note 6

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.