Demolition of Residential Buildings/Structures (Requiring Building Consent Only)
Development Guide No. 8A

This Guide is relevant to the City of Port Adelaide Enfield only. Development within other Council areas may have variations and you should check with the relevant Council before proceeding.

Demolition of a residential building/structure may be excluded from requiring Development Plan Consent if the following criteria can be met. (Other than where (a) the development is in relation to a site where a State heritage place or a local heritage place is situated; or (b) the development falls within a class of development prescribed under Schedule 8 that requires referral to another Agency; or (c) the development would be contrary to the regulations prescribed for the purposes of Section 86 of the Electricity Act 1996.)

Introduction
Most residential demolition matters require building consent but not planning consent. For the demolition to fall into this category, it needs to meet all the conditions that are relevant as listed below. If you are not sure please contact your local Council.

Does Demolition require Building Approval?
Yes, Building Consent is required to demolish building(s)/structure(s) in all instances. Hence, a development application will need to be lodged.

Planning Consent
Most residential demolitions of a building(s)/structure(s) require building consent only, meaning no planning consent is required. The only variance to this is when a building is located in a Historic Conservation Zone/Area, a designated area declared by the Minister or falls within sections (a), (b) or (c) listed at the top of this sheet.

Building Consent
An application for Building Consent is assessed against the technical requirements of the Building Code of Australia and other relevant standards to ensure that the demolition of any part, or demolition of the whole building, is carried out so that structural sufficiency, fire safety, health and amenity are maintained. To determine the fees applicable refer to Council's Development Application form.

How is an Application made?
An application is made by submitting a completed Development Application Form, which is available from the Council Offices or can be downloaded from Council's website at [www.portenf.sa.gov.au](http://www.portenf.sa.gov.au) together with information relevant to your proposal and payment of the appropriate fees.

Plans for Demolition Work (1 copy, or 2 copies if requesting a hard copy Decision Notification)
An application for Building Rules Consent for development consisting of or involving the demolition or removal of a building (or part of a building) must be accompanied by:

- a description in writing of the construction of the building (or relevant part) to be demolished or removed; and
- a site plan drawn to a scale of not less than 1:500 showing:
  - allotment boundaries, dimensions and position of any easements;
  - position and dimensions of buildings in relation to the boundaries of the site and any other features such as other buildings or trees on the site, or on adjoining land or public places that might be affected by the work or affect the work proposed to be performed;
  - the location of any significant trees;
  - a copy of the certificate of title;
  - dimensioned floor area of the building to be demolished; and
- if only part of the building is to be demolished or removed, calculations or other information in writing to show that the remainder of the building will comply with the Development Act 1993, either as the building remains after the proposed demolition or removal takes place, or after the building work is performed;
- a description in writing of the demolition procedure, including details of the measures to be taken to provide satisfactory levels of safety on or about the site;
- and detailing the extent of demolition work (eg. whether demolition is just internal or external or both, whether there is removal of roof structure, load bearing or non load bearing walls, floors, fences etc).
Elevations (1 copy, or 2 copies if requesting a hard copy Decision Notification)
Where required (eg. when partial demolition only is applied for), elevations (drawn to a scale 1:100) showing front and side views of the structure, including construction materials and height to the eaves and the ridge of the roof.

Other Information

Regulated and Significant Trees
Any work that affects a ‘Regulated and/or Significant Tree’ will require approval from Council. Please refer to Development Guide No. 6 for further information.

Demolition Precautions
- Demolition contractors or persons carrying out the work should take precautions to ensure that the safety and health of persons on private or public property is maintained.
- Where necessary demolition contractors or persons responsible for carrying out the work shall take precautions such as temporary fencing, bunting or scaffolding to prevent access onto the site.

To avoid unnecessary delay in the processing of your application, the information submitted with your application form should include the following:
- A description in writing of the demolition procedure, including details of the measures to be taken to provide satisfactory levels of safety on or about the site.
- Any asbestos identified is required to be removed in accordance with the provisions of the Occupational Health Safety and Welfare Act 1986 and Australian standard 2601.
- Enquiries relating to the identification, removal, and transportation of asbestos can be made by contacting SafeWork SA.

Please note: For their protection building owners are advised to employ licensed builders and contractors only.

Easements
Any person carrying out demolition work affecting easements must obtain approval from the authority that has control of the easement. Your Certificate of Title contains information about the location and nature of easements that may be on your property.

How long does it take?
Council will endeavour to deal with demolition applications as quickly as possible, however, approval should be granted within 20 working days.

Please note: A longer period may be needed if additional information is required to supplement your application.

How much does it cost?
Please refer to fees schedule on the reverse side of the ‘Development Application Form’ to find the appropriate application fee.

Construction Industry Training Levy
If the cost of the construction work has a value of more than $15,000, a copy of the Construction Industry Training Levy payment receipt is required to be provided to the Council. The Levy fee is calculated at 0.25% of the development cost. Payment can be made via Construction Industry Training Board website (www.citb.org.au).

Please note: For their protection building owners are advised to employ licensed builders and contractors only.

Building indemnity insurance is required if the cost of construction work exceeds $12,000 for domestic building work and you employ a Registered Building Work Contractor.

Please be advised: The information contained herein is intended as a guide. Further information or clarification of the Planning or Building requirements can be obtained from the Development Unit in the Community Development Department.

Contact Details
Civic Centre
PO Box 110
Port Adelaide SA 5015
163 St Vincent Street, Port Adelaide
Telephone (08) 8405 6600
Email customer.service@portenf.sa.gov.au

Greenacres Library – Council Office
2 Fosters Road, Greenacres

Enfield Library – Council Office
1 Kensington Crescent, Enfield

South Australian Government
SafeWork SA
Telephone 1300 365 255
Web www.safeworksa.gov.au