

# Demolition



A development application needs to be submitted to Council to partially or totally demolish a building and/or associated structures.

If your property is listed as a State or Local Heritage Place, or located within the Historic Conservation Zone/Area or a designated area as declared by the Minister you will be required to obtain both planning and building consent.

If your property does not fall within the above criteria then only a building consent is required to receive Development Approval from Council.

**Note:** Should the application involve tree damaging activity as defined in the Development Regulations then both planning and building consents are required before development approval can be granted.

## Planning Consent

An application for planning consent is assessed against the Development Plan, which is designed to guide the growth of the City of Mitcham in an orderly manner. The Council will take into consideration the building's heritage value and the set requirements within the zone.

## Building Consent

Matters of safety, health and fire protection of other structures in the immediate area will be considered as well as the method of demolition when assessing the application against Building Rules Consent.

## How do I make an application?

A Development Application Form and the Demolition Proposal Form are required to be submitted to Council along with the following information:

### Essential Information

The following must be provided when applying for demolition approval:

- A completed and signed Demolition Application Form
- Application fees, including evidence that the Construction Industry Training Levy has been paid for development costing more than \$40,000
- Where partial demolition of a building is proposed, evidence that the remaining structure will not be structurally impaired
- Building floor area to be demolished in square metres (for calculation of application fees)
- One copy of a properly scaled site plan, drawn to a recommended scale of 1:200 (minimum scale 1:500), A3 size, showing:
  - The approximate north point;
  - Location of all buildings;
  - Front, rear and side setbacks;
  - Adjoining properties and the location of any buildings located on the boundary;
  - Location of any affected trees;
  - Position of footpath and crossover to be used; and
  - Position of any hoardings to be erected.

**Other authorities and legislation**

An applicant may need to contact or seek approval from other statutory authorities that provide services to the allotments, such as water, electricity, gas and telecommunications, or the state department administering industrial affairs.

There may be specific requirements for demolition contained in legislation such as the Work Health and Safety Act 2012 or Environment Protection Act 1993.

**How long does it take?**

The Council will deal with your application as quickly as possible. However for applications that require both planning & building consent it may take up to 8 weeks for Council approval. Applications that only require building consent will take approximately 4 weeks. This period will be extended if additional information is needed.

**How much does it cost?**

Please contact Development Services on 8372 8888 or email [development@mitchamcouncil.sa.gov.au](mailto:development@mitchamcouncil.sa.gov.au) and they will advise you regarding the cost of lodging an application for demolition.

**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 Mitcham 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.**

# DEMOLITION APPLICATION FORM



CITY OF  
MITCHAM

## I wish to apply for:

**Building Rules Consent**  
(Building Only)

**Full Development Approval**  
(Both Planning & Building)

Please send all correspondence to [development@mitchamcouncil.sa.gov.au](mailto:development@mitchamcouncil.sa.gov.au)  
Please note that a fee invoice will be sent at a later point in time and all  
payments can be made online at [www.mitchamcouncil.sa.gov.au](http://www.mitchamcouncil.sa.gov.au). Do not  
attach or enclose cheques or cash payments to your application.

**Invoice fees to (tick one):**

Applicant /  Owner

## Applicant and Owner Details

**Please Note:** The Applicant will be Council's contact person for further information requests and receipt of decision documents.

**APPLICANT:** \_\_\_\_\_

Contact Person (if applicant a business): \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone No: (h) \_\_\_\_\_ (w) \_\_\_\_\_ (m) \_\_\_\_\_

**OWNER:** \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone No: (h) \_\_\_\_\_ (w) \_\_\_\_\_ (m) \_\_\_\_\_

## Demolition Contractor Details

**NAME:** \_\_\_\_\_ **Licence No** \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone No: (w) \_\_\_\_\_ (m) \_\_\_\_\_

## Description of Building(s) to be Demolished (ie. Single storey brick veneer dwelling with concrete floors)

\_\_\_\_\_  
\_\_\_\_\_

**DATE OF PROPOSED DEMOLITION:** \_\_\_\_\_

## Location of Proposed Demolition

House No.: \_\_\_\_\_ Lot No.: \_\_\_\_\_ Street Name: \_\_\_\_\_

Suburb: \_\_\_\_\_ Postcode: \_\_\_\_\_

**Development Cost** \$.....  
(Estimated total cost of the proposal – do not include any fit out costs)

**Area of building(s)/structure(s) to be demolished** .....m<sup>2</sup>

**Demolition method:**

- Hand demolition                       Mechanical demolition                       Demolition by explosives  
 Other  
*(please provide details below)*

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**Describe the dust control method:**

- Works periodically sprayed with water                       Other  
*(please provide details below)*

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**Will the demolition directly impact on buildings on adjoining land (including party walls, fences, etc)?**

- Yes     No

*If yes, what precautions have been taken to protect these structures:*

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**Will fencing be provided to prevent entry to the site?**

- Yes     No

**Does the building(s) contain asbestos?**

- Yes     No     Unsure

*If yes, describe precautions to be taken (asbestos – only to be removed by licenced removalist)*

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**Will the demolition include the removal of any regulated/significant tree?**

- Yes     No

*If yes, has a development application been lodged?*

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**Will the demolition directly impact on Council Infrastructure (including footpaths, kerbing, pipes, reserves)?**

- Yes     No

*If yes, what precautions have been taken to protect these structures:*

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**Will the demolition affect any street trees?**

- Yes     No

Street trees are not to be removed without permission, provide details of protection methods

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**Is the building to be demolished heritage listed?**

Yes

No

*If yes, please indicate the following;*

State Heritage listed

Local Heritage listed

**Description of Precautions to be taken (including type of construction and nature of material):**

**Temporary formwork, shoring and bracing:** \_\_\_\_\_  
\_\_\_\_\_

**Fencing, hoarding and warning notices:** \_\_\_\_\_  
\_\_\_\_\_

**Fire services (extinguisher required on site during demolition:** \_\_\_\_\_  
\_\_\_\_\_

**Water, electricity, gas and telephone service connections:** \_\_\_\_\_  
\_\_\_\_\_

**Disposal of demolished materials:** \_\_\_\_\_  
\_\_\_\_\_

**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, 1999 and may render the person responsible liable to a fine of \$315.
- (2) The burning of waste materials during demolition or construction operation is prohibited by the provisions of the Environment Protection Act & Regulations 1993.
- (3) Certain parts of the demolition procedure (eg. Scaffolding, asbestos removal) may require the approval of the Department of Industrial Affairs.
- (4) With respect to noise, your attention is drawn to your obligation to comply with the Environment Protection Act & Regulations, 1993.

**I acknowledge that copies of this application and supporting documentation may be provided to the public in accordance with the Development Regulations 2008, (eg Public Notification period).**

**SIGNATURE: ..... DATE: .....**