

Demolition of Buildings

Information Sheet 10

The information contained herein is advisory only.
It is not a substitute for the relevant legislation or the Development Plan.

Is Council approval required to demolish a building or structure?

Yes. Development Approval is required for the complete or partial demolition or removal of a building/structure, unless the alteration to the building would not:

- involve the demolition of any part of the building (other than the removal of the fixtures, fittings or non load-bearing partitions); and
- adversely affect the structural soundness of the building or the health or safety of any person occupying or using it; and
- be inconsistent with any other provision of the Development Regulations 2008.

A development application must be lodged with Council and approved prior to demolition works commencing.

How is an application assessed?

The majority of development applications received by Council for building demolition are exempt from the requirement for Development Plan Consent. This means that, if your property is not within a Historic (Conservation) Zone and is not listed as a Local or State Heritage Place, then only a Building Rules Consent is required.

As such, Council is not able to prevent the demolition of character buildings, and does not notify adjoining property owners that a development application has been received.

If the building is within a Historic (Conservation) Area, or is listed as a State or Local Heritage Place, then the application is assessed against the relevant provisions of Council's Development Plan.

These provisions generally discourage the demolition of such places, unless in irreparable condition. Public notification of the application is also likely to be required.

What information is required to lodge an application?

In addition to a completed development application form, the following details are required when lodging an application for demolition:

- A site plan to an appropriate scale showing:
 - All buildings on the site;
 - The location of the building to be removed and its distance from property boundaries;
 - Location of any trees on the site or on adjoining land or public places that may be affected by the work. Works affecting a regulated or significant tree will require a planning assessment.
- A description of the materials of the building to be demolished (i.e. brick, concrete, asbestos).
- A description of the demolition procedure, including details of the method of removal and disposal of any materials containing asbestos by an appropriately licensed person.

For information regarding the removal of Asbestos, please contact the Department for Administrative and Information Services - Workplace Services (Mineral Fibres Unit) on 8226 7750 or SafeWork SA on 1300 365 255.

It is also suggested you contact the relevant authorities if the demolition works could affect their services (e.g. SA Water, Telstra, AGL).

If you are proposing the demolition of a State or Local Heritage Place, or a building within in the Historic (Conservation) Zone, you should also provide reports from:

- A heritage expert providing commentary on the proposed demolition and removal of the building; and
- A structural engineer providing evidence of the type and extent of structural concerns.



For further information:

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