

This fact sheet explains the things to consider relating to the demolition of buildings and structures on private property. This information is provided for guidance only, and you should seek further advice to confirm if an approval is needed, and any other permits that may be required for what you propose.

What requires Council approval?

The partial demolition of a building or structure, or the demolition of a local or state heritage plan requires Development Approval from Council.

Demolition of a structure or building in its entirety does not require development approval (provided the structure or building is not a state or local heritage place).

What is needed to get approval?

You will need to lodge a development application if your demolition works requires approval. When you lodge a development application, the following information is required to be submitted:

- A site plan showing:
 - the location of the building or structure (or portion of building or structure that is to be demolished)
 - the boundaries and dimensions of the site
 - other remaining structures or buildings on the site
 - any regulated or significant trees on the site or neighbouring site
 - the site (on square metres) of the structure being demolished
- Written description of what the building to be demolished is constructed of (e.g. tiled or steel roof, brick veneer or double brick walls and concrete or timber floor)

- Written description of the demolition procedure proposed, including measures to be taken to provide satisfactory levels of safety on the site
- Engineering calculations or other written information that shows that the remaining parts of the building or structure will comply with the relevant requirements of the Building Code after the demolition work is performed.

For information on the steps in the process, who makes the decision and timeframes, please refer to [Council's website](#).

What else do you need to be aware of?

Regardless of whether Council approval is required or not, you should be aware of the following issues before you either demolish a structure yourself or engage someone to do it for you.

Asbestos

Regulations controlling the removal and disposal of asbestos exist and are enforced by the Safework SA Mineral Fibres Unit.

If you suspect that the structure may contain asbestos, then you should seek specialist removal advice and services by licensed and qualified contractors. Council strongly recommends that you first undertake testing to confirm if asbestos is present.

For further information on removal and disposal requirements, telephone 1300 365 255 or visit the [Safework SA](#) website.

Environmental Issues

Any works on the site need to ensure that they don't pollute the environment or create nuisance to neighbours. This includes things like:

- creation of dust;

- water run-off or mud dragging from the site into the street or footpaths;
- noise from demolition activities.

Owners and contractors are obliged to comply with relevant [Local Nuisance and Litter Control Act 2016](#) and the [Environment Protection Act 1993](#) requirements relating to these matters.

For further information on these requirements, refer to the EPA's [Handbook for Pollution Avoidance on Commercial and Residential Building Sites](#) or contact council and speak to a Community Safety Officer.

Safety

Precautions should be taken by the person(s) carrying out demolition to ensure the safety of people using adjoining premises or public places. If, to ensure the safety of the public, it is considered necessary to temporarily block a public area such as the footpath, please contact Council's Community Safety Officers to discuss your proposal prior to commencing any works.

Industrial Waste Bins / Mini-skips

If you intend to hire a 'miniskip' bin or similar and can only locate it on Council land such as the road verge or a roadway, a permit must first be obtained from Council. For further information on obtaining a permit please contact City of Marion's Customer Service Centre on 8375 6600.

Kerb, Watertable and Footpath Damage

Heavy machinery used in demolition often causes damage to Council's kerbs, water tables and footpaths. Any damage caused during demolition or subsequent construction will be the responsibility of the contractor/site owner to remedy. Failure to

do so will result in such repairs being carried out by the Council and charged to the builder / landowner.

If damage to kerbs, water tables, footpaths etc is present prior to demolition commencing, it is advisable to supply Council with dated photos and measurements of defects; otherwise, it will be assumed that all damage was caused during demolition.

Works on or near a boundary

It is essential that any excavation undertaken as part of a demolition, occurring close to a boundary, does not affect neighbouring properties. In some cases, a property owner is obliged to notify their neighbour. For further information consult the [Building work affecting other land](#) legal services handbook.

Regulated and Significant Trees

Any work that may substantially damage or affect a regulated or significant tree requires approval from the Council. Note that this includes any damage to the root systems of regulated trees that may be caused by excavation works / footing removal as well as the compaction of root systems caused by heavy equipment frequently used in demolition.

For clarification on what a regulated/significant tree is and what are considered to be tree damaging activities, please refer to [Council's website](#).

Want to Know More?

It is recommended that if you are intending to undertake development, you seek professional advice or contact Council for any specific enquiries on 8375 6600 or email devadmin@marion.sa.gov.au.