

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 block a public area such as the footpath, please contact Council's General Inspectors to discuss your proposal prior to commencing any works.

Other Information

Works on/near the boundary

It is essential that any excavation undertaken as part of a demolition occurring close to a boundary does not affect neighboring properties. In some cases a property owner is obliged to notify their neighbor prior to any works commencing.

Connected Services

All previously connected services e.g. telecommunications, electricity, SA Water etc. must be disconnected and made safe prior to any demolition works. Services should be disconnected with the consent of the appropriate authorities.

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postal PO Box 121, Kingscote SA 5223

phone 08 8553 4500 | **fax** 08 8553 2885

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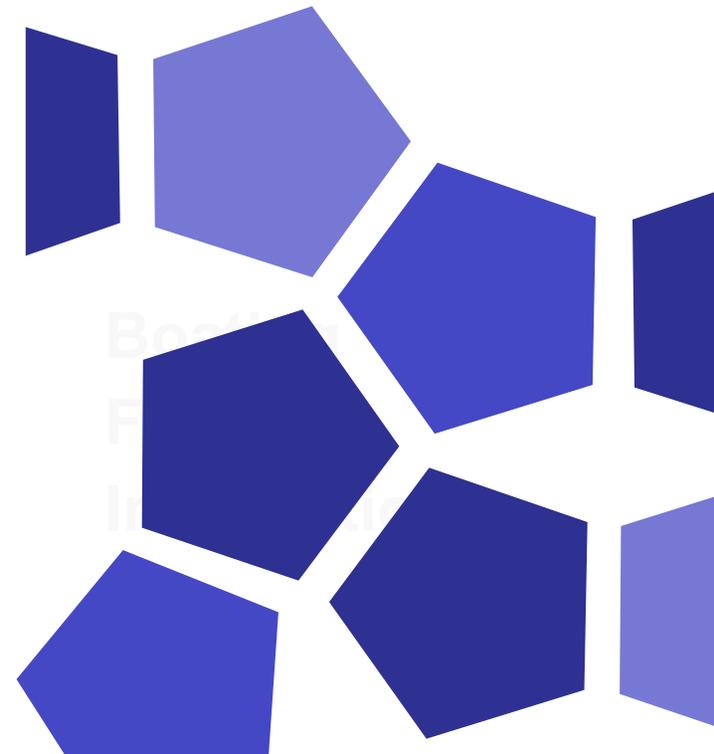
website www.kangarooisland.sa.gov.au

abn 93 741 277 391

V03/16



DEMOLITION



Demolition

The partial or total demolition of a building and associated structures, other than:

- a) in a Historic Conservation Zone or
- b) a State or Local Heritage listed building,

does not require Development Plan consent, however, still requires Building Rules consent.

What information needs to be supplied:

When you lodge a Development Application for demolition of a building or part of a building, the following should be submitted to Council:

- a) A completed Development Application form;
- b) The relevant fees;
- c) A current copy of the Certificate of Title;
- d) Two copies of a site plan showing the location of the building that is proposed to be demolished in relation to the boundaries of the land, including a notation of how many square meters of building are proposed to be demolished;
- e) A description of what the building and all its parts (or relevant parts) to be demolished are constructed of, e.g.. tiled or colour bond roof, brick veneer or double brick walls and concrete or timber floor;

- f) A description of the demolition procedure proposed, including details of the measures to be taken to provide satisfactory levels of safety on or about the site, e.g. fencing etc.
- g) Identify if there are any hazardous or potentially hazardous materials to be removed.
- h) Ensure the demolition process will not adversely affect the structural integrity of each component.
- i) Details of methods to prevent any excessive noise, dust or nuisance that may be experienced by the adjoining owners/occupiers.
- j) Identify retaining structures that may provide support to adjoining properties;
- k) Method of demolition e.g. by hand or heavy machinery.

(Please note that this is a guide only and that other information may need to be supplied).

Special Requirements: Asbestos

Asbestos is a common material used in domestic buildings to a lesser or greater degree across Australia prior to 1985.

Strict regulation and guidelines apply for the removal, transport and disposal of products containing asbestos.

Information is available from *Safe Work SA* and the *Environment Protection Authority*. Please refer to Council's separate brochure on Asbestos for further information.

Environmental Issues

Regulations that prevent all types of environmental pollution (including noise, air and water pollution) exist and are enforced by either the Council's Environmental Health Officer or the EPA.

People involved in demolition work should be aware of their obligations under the Environment Protection (Water Quality) Policy 2003. In particular, Clause 17 of the Water Quality Policy makes it an offence to discharge or dispose of listed pollutants into waters. This includes discharge onto land where it is 'reasonably likely' the pollutants would be carried by natural processes - seepage, infiltration, wind or rain - into waters.

The pollutants are listed in Schedule 4 of the Water Quality Policy and include such things as: Brick, bitumen or concrete cutting wastewater, building construction or demolition waste and concrete waste.

\$300 on the spot fines may apply for non-compliance with the Water Quality Policy.

The EPA also puts out a small *Handbook for Pollution Avoidance on Building Sites*.

